

## £285,000

### WINDMILL GROVE, PORTCHESTER, PO16 9HH



- Three Bedrooms
- Entrance Hallway
- Lounge
- Separate Dining Room
- Kitchen
- Ground Floor Wet Room
- First Floor Bathroom
- UPVC Double Glazing
- Electric Heating
- Generous Mature Corner Plot Garden
- Detached Garage/Workshop
- No Onward Chain

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

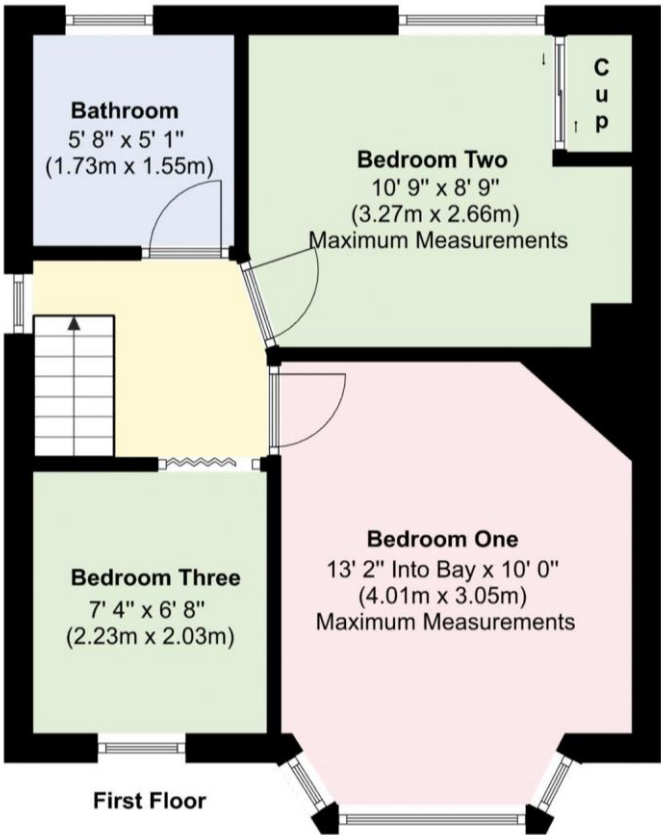
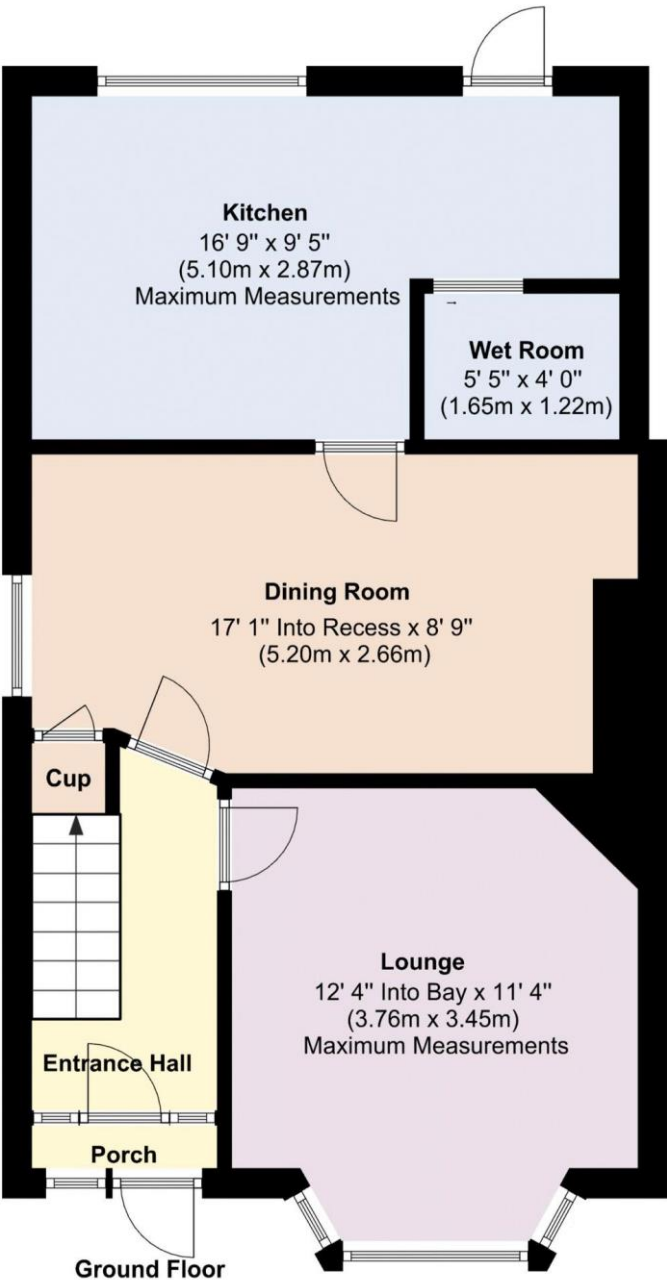
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Property Reference: P2823

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)





## The Accommodation Comprises:-

UPVC part double glazed front door with matching side panel into:

### Entrance Porch:-

Further double glazed door with matching side panels to:

### Entrance Hall:-

Stairs to first floor, electric heater and under stairs storage cupboard.  
Doors to:

### Lounge:-

12' 4" Into Bay x 11' 4" (3.76m x 3.45m) Maximum Measurements

UPVC double glazed bay window to front elevation, TV aerial point and electric heater.



### Dining Room:-

17' 1" Into Recess x 8' 9" (5.20m x 2.66m)

UPVC double glazed window to side elevation, space for table and chairs, electric heater and built-in cupboard.



### Kitchen:-

16' 9" x 9' 5" (5.10m x 2.87m) Maximum Measurements

UPVC double glazed window and part double glazed door overlooking and accessing the rear garden, fitted base and eye level storage units, roll top worksurfaces, single bowl sink unit, part tiled walls, space for appliances, electric heater and further wall mounted wash hand basin with tiled splashback. Sliding door to:

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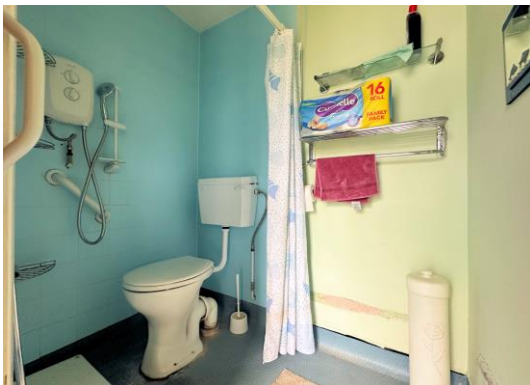
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**Wet Room:-**  
5' 5" x 4' 0" (1.65m x 1.22m)

Shower area with Triton electric shower, part tiled walls and low level W.C.



**First Floor Landing:-**

UPVC double glazed window to side elevation and access to loft. Doors to:

**Bedroom One:-**

13' 2" Into Bay x 10' 0" (4.01m x 3.05m) Maximum Measurements

UPVC double glazed bay window to front elevation.



**Bedroom Two:-**

10' 9" x 8' 9" (3.27m x 2.66m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden and built-in storage cupboard.



**Bedroom Three:-**

7' 4" x 6' 8" (2.23m x 2.03m)

UPVC double glazed window to front elevation.



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## Bathroom:-

5' 8" x 5' 1" (1.73m x 1.55m)

Opaque UPVC double glazed window to rear elevation, suite comprising: panelled bath, low level W.C, wall mounted wash hand basin and part tiled walls.



## Outside:-

Mature corner plot front garden with trees, shrubs, patio area and off street parking is accessed via Coppins Grove and a detached garage/workshop..



## Rear Garden:-

Corner plot, lawn, shrubs and raised beds.



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