

GUIDE PRICE £375,000

SANDPORT GROVE, PORTCHESTER, PO16 9EA



- Three/Four Bedrooms
- Entrance Hallway
- Lounge
- Dining Room/Bedroom Four
- Kitchen
- Shower Room
- Gas Central Heating & Double Glazed Windows
- Off Street Parking
- Generous Enclosed West Facing Rear Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

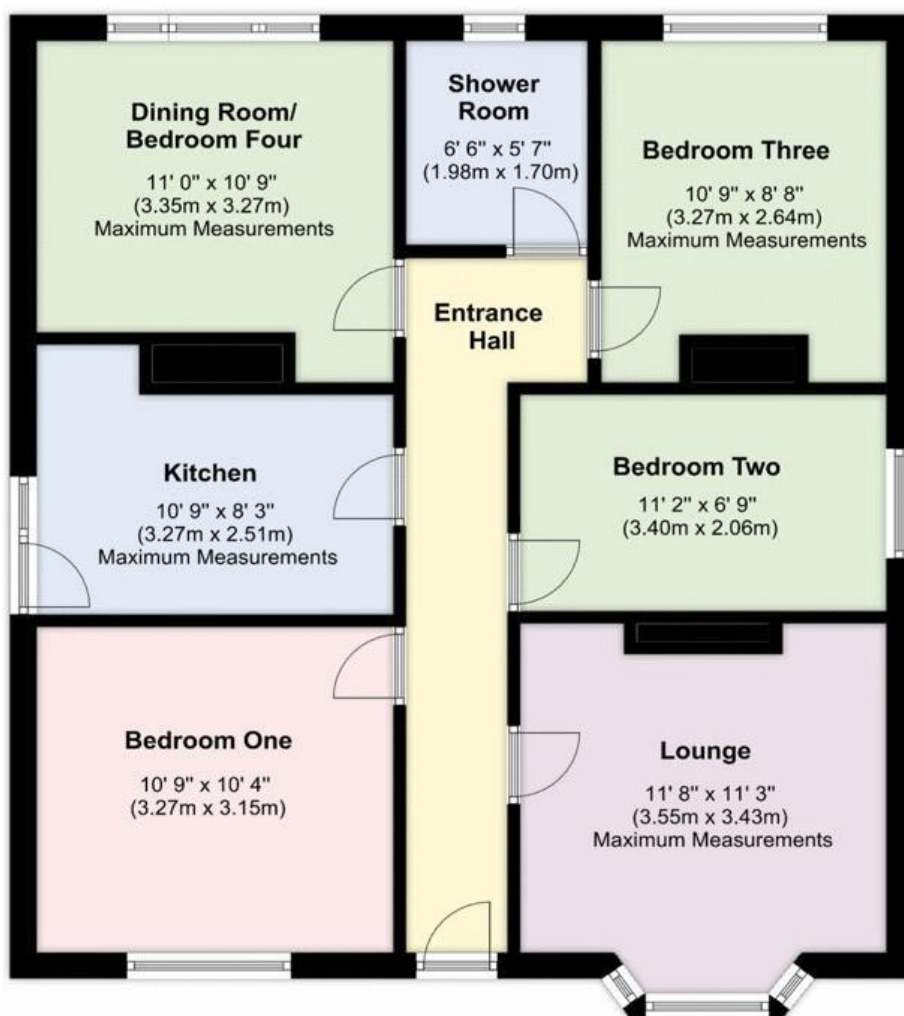
www.fenwicks-estates.co.uk

Property Reference: 000002703

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



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The Accommodation Comprises:-

Covered entrance and part glazed wooden door to:

Entrance Hallway:-

Flat/curved ceiling with access to the loft, Doors to:

Lounge:-

11' 8" x 11' 3" (3.55m x 3.43m) Maximum Measurements

UPVC double glazed bay window the front elevation, radiator, feature tiled fireplace, picture rail and flat/curved ceiling.



Dining Room/Bedroom Four:-

11' 0" x 10' 9" (3.35m x 3.27m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the rear garden, radiator, feature fireplace with tiled inset and wooden surround, picture rail and flat/curved ceiling.



Kitchen:-

10' 9" x 8' 3" (3.27m x 2.51m)

UPVC double glazed window and door to the side elevation overlooking the decking area and accessing the garden, the kitchen is fitted with matching base and eye level units, roll top work surfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, built-in dresser to remain, space for fridge/freezer and cooker with stainless splashback, plumbing for washing machine, wall mounted gas central heating boiler, wood effect laminate flooring and flat/curved ceiling.



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Bedroom One:-

10' 9" x 10' 4" (3.27m x 3.15m)

UPVC double glazed window to the front elevation, radiator, picture rail and flat/curved ceiling.



Bedroom Two:-

11' 2" x 6' 9" (3.40m x 2.06m)

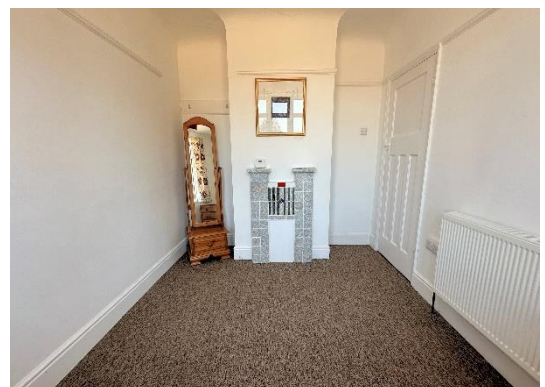
UPVC double glazed window to the side elevation, radiator, picture rail and flat/curved ceiling.



Bedroom Three:-

10' 9" x 8' 8" (3.27m x 2.64m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the garden, radiator, feature tiled fireplace, picture rail and textured ceiling.



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Shower Room:-

6' 6" x 5' 7" (1.98m x 1.70m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising tiled shower cubicle, close coupled WC, wash hand basin with mixer tap and part tiled walls, radiator, flat ceiling with access to the loft and extractor.



Outside:-

Wrought iron gates lead to the front garden which is primarily laid to lawn at the moment with block paved off street parking and pathway to the front door.



Rear Garden:-

A wooden gate gives side pedestrian access to the generous enclosed west facing rear garden which is a blank canvas with a decking area for entertaining purposes, water tap and lawn.

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