

Offers in Excess of £325,000

Jute Close, Portchester, PO16 8EZ



- Three Bedrooms
- Entrance Hallway & Walk-In-Storage/Utility Cupboard (previously cloakroom/WC)
- Lounge/Dining Room Overlooking & Accessing The Garden
- Fitted Kitchen/Breakfast Room
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Garage/Workshop
- Off Street Parking

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

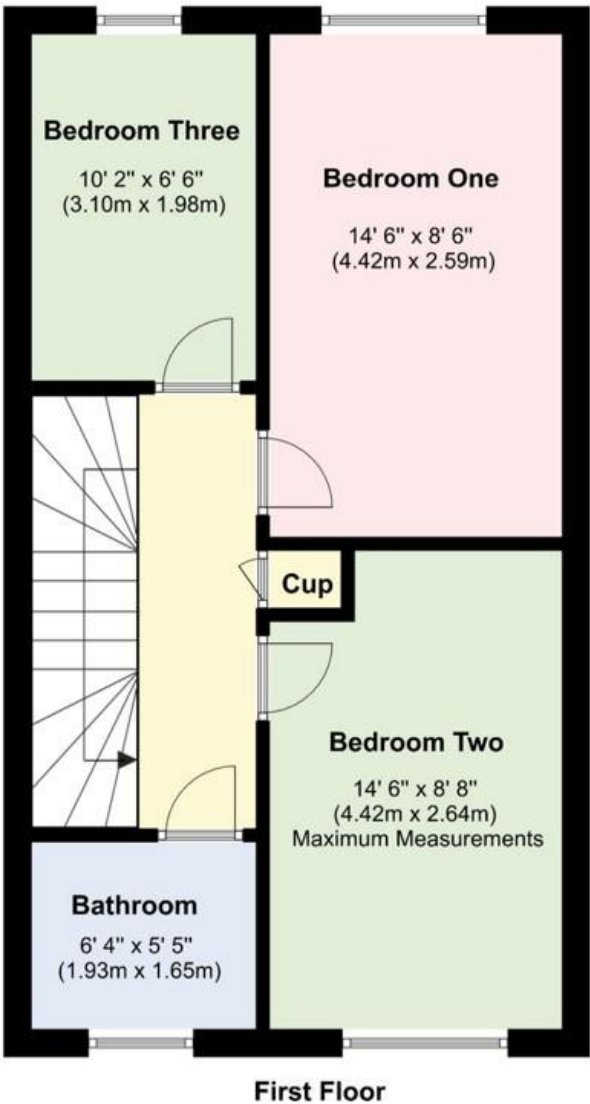
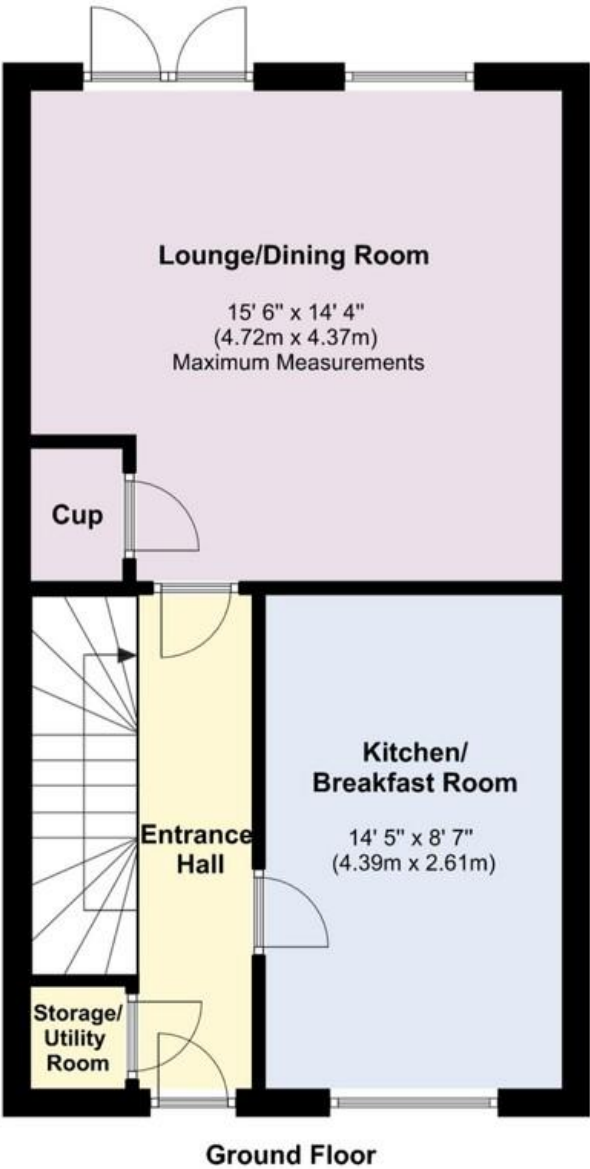
www.fenwicks-estates.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2943

Council Tax Band: C

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

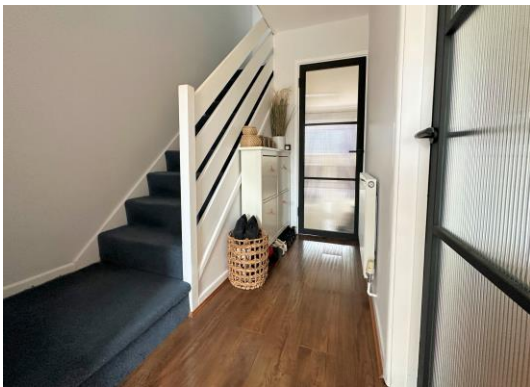


The Accommodations Comprises:-

UPVC part double glazed front door to:

Entrance Hallway:-

Stairs leading to the first floor, radiator, wood effect laminate flooring, flat ceiling. Replacement doors to:



Storage/Utility Room:-

Opaque UPVC double glazed window to the front elevation, plumbing and drainage connected and flat ceiling.

Lounge/Dining Room:-

15' 6" x 14' 4" (4.72m x 4.37m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, radiator, TV aerial point, built-in under stairs storage cupboard and coving to flat ceiling.



Kitchen/Breakfast Room:-

14' 5" x 8' 7" (4.39m x 2.61m)

UPVC double glazed window to the front elevation, the kitchen is fitted with a range of base, eye and larder style matching storage cupboards with roll top work surfaces, one and half bowl single drainer sink unit inset with a mixer tap and part tiled walls, two built in ovens, five ring gas hob with extractor canopy and splashback, space and plumbing for washing machine, recess for fridge/freezer, kick board lighting, radiator, space for a table and chairs if required, wood effect laminate flooring and coving to flat ceiling.



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



First Floor Landing:-

Built-in storage cupboard, flat ceiling with access to the loft.
Replacement doors to:

Bedroom One:-

14' 6" x 8' 6" (4.42m x 2.59m)

UPVC double glazed window to the rear elevation overlooking the garden, radiator and textured ceiling.



Bedroom Two:-

14' 6" x 8' 8" (4.42m x 2.64m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator and coving to textured ceiling.



Bedroom Three:-

10' 2" x 6' 6" (3.10m x 1.98m)

UPVC double glazed window to the rear elevation overlooking the garden radiator and textured ceiling.



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

Bathroom:-

6' 4" x 5' 5" (1.93m x 1.65m)

Opaque UPVC double glazed window to the front elevation, white suite comprising panelled bath with Mira shower and screen, wash and basin with mixer tap, close coupled WC, part tiled walls, chrome heated towel rail, tiled flooring and textured ceiling.



Outside:-

To the front of the property there is an open plan garden laid to lawn with pathway leading to the front door.



Rear Garden:-

Side access leads to the garage in a block with up/over door and off street parking directly outside. Pedestrian access and a wooden gate takes you to the enclosed rear garden with a patio area for entertaining purposes, the remainder is mainly to lawn with raised decking.

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



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

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

