

Offers in Excess of £325,000

Jubilee Avenue, Paulsgrove, PO6 4QN



- Two Double Bedrooms
- Entrance Hallway
- Lounge
- Kitchen/Breakfast Room
- Conservatory
- Modern Bathroom
- Gas Central Heating & Double Glazed Windows
- Generous Corner Plot Garden
- Off Street Parking & 25' x 9' Garage/Workshop
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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www.fenwicks-estates.co.uk

Property Reference: P2949

Council Tax Band: C

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



The Accommodation Comprises:-

Covered entrance with quarry tiled step, outside light. Part glazed front door with double glazed side panels to:

Entrance Hallway:-

Cupboard housing the meters, radiator, textured ceiling with central rose. Doors to:



Lounge:-

13' 3" x 11' 8" (4.04m x 3.55m) Maximum Measurements

A dual aspect room with UPVC double glazed window to the side elevation, TV aerial point, feature fireplace, radiator, flat ceiling and part glazed doors with glazed side panels to the conservatory.



Kitchen/Breakfast Room:-

13' 3" x 9' 4" (4.04m x 2.84m)

UPVC double glazed window to the side elevation, the kitchen is fitted with a range of matching base and eye level units with roll top work surfaces, one and half bowl single drainer sink unit inset with mixer tap and part tiled walls, built-in eye level oven and grill, gas hob with extractor canopy above, space for a table and chairs if required, radiator, wood effect laminate flooring, space for tall fridge/freezer, textured ceiling. Part glazed door to:



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Conservatory:-

22' 7" x 6' 5" (6.88m x 1.95m)

UPVC double glazed windows and door overlooking and accessing the garden, power/light connected, space and plumbing for washing machine and tumble dryer.



Bedroom One:-

12' 9" Plus Bay x 10' 7" (3.88m x 3.22m)

UPVC double glazed bay window to the front elevation, radiator and textured ceiling with access to the loft.



Bedroom Two:-

12' 9" Plus Bay x 10' 6" (3.88m x 3.20m)

UPVC double glazed bay window to the front elevation, radiator, built-in storage cupboard housing the gas central heating boiler and coving to textured ceiling.



Bathroom:-

6' 0" x 5' 9" (1.83m x 1.75m)

Opaque UPVC double glazed window to the side elevation, modern white suite comprising, panelled bath with mixer tap, rainwater and hand held showers with screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, tiled walls, chrome heated towel rail, wood effect laminate flooring and textured ceiling.



Outside:-

The property benefits from an established corner plot garden which is mainly laid to lawn with a patio area for entertaining purposes, shrubs inset, water tap and is enclosed by a brick retaining wall.

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Rear Garden:-

To the rear of the property accessed via Connaught Lane there is off street parking and a 25' x 9' garage/workshop with up and over door, power connected and side courtesy door to the garden.

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