

## £189,995

WALTHAM CLOSE, PORTCHESTER, PO16 8EQ



- One Double Bedroom
- Entrance Porch
- Lounge
- Fitted Kitchen
- Full Width Conservatory
- Shower Room
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Garage & Allocated Parking

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

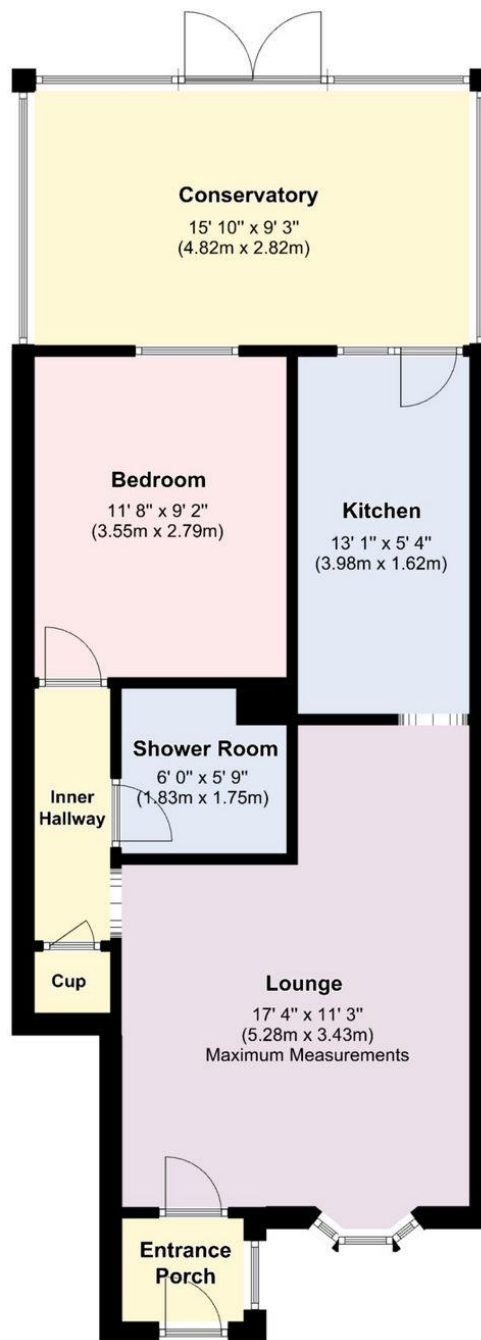
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2896

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



**Portchester Office**

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



## The Accommodation Comprises:-

UPVC part double glazed front door into:

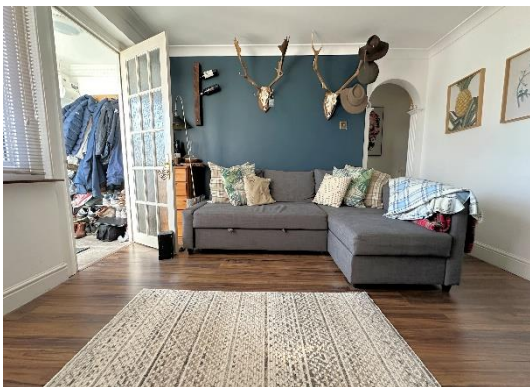
## Entrance Porch:-

UPVC double glazed window to side elevation, tiled flooring, flat ceiling. Part glazed internal door to:

## Lounge:-

17' 4" x 11' 3" (5.28m x 3.43m) Maximum Measurements

UPVC double glazed bow window to front elevation with views towards Portsmouth Harbour, feature fire surround with marble inset, TV aerial point, wood effect laminate flooring, radiator, study area, flat ceiling with ceiling roses, archway to inner hallway. Sliding door to:



## Kitchen:-

13' 1" x 5' 4" (3.98m x 1.62m)

UPVC double glazed window to rear elevation, fitted base, eye and glass display cupboards, roll top work surfaces, one and a half bowl sink unit inset with mixer tap and splashback, built-in oven with gas hob over and extractor above, space for undercounter fridge and separate freezer, space and plumbing for washing machine, tiled flooring, flat ceiling. UPVC double glazed door to:



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

## Conservatory:-

15' 10" x 9' 3" (4.82m x 2.82m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, space for table and chairs if required, radiator, tiled flooring, power and light connected.



## Inner Hallway:-

Under stairs storage cupboard housing the replacement gas central heating boiler, radiator, continuation of wood effect laminate flooring, textured ceiling. Doors to:

## Bedroom:-

11' 8" x 9' 2" (3.55m x 2.79m)

UPVC double glazed window to rear elevation and decorative coving to flat ceiling.



## Shower Room:-

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

Suite comprising shower cubicle with Triton electric shower, pedestal wash hand basin, close coupled WC, part tiled walls, heated towel rail, tiled flooring and textured ceiling with extractor.



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

## Outside:-

An open plan low maintenance front garden. Side access leads to the allocated parking space and garage/workshop with up and over door.



## Rear Garden:-

Wooden gates to the side and rear of the property lead to the enclosed garden with wooden decking for entertaining purposes, water tap, steps to a raised lawn area with shrub borders.



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

## Agents Note:-

We have been advised the property has a 999 year lease from December 1975 with a peppercorn ground rent and no current maintenance charges.

**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: [tiffany.porchester@fenwicks-estates.co.uk](mailto:tiffany.porchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

