

## £485,000

ROMSEY AVENUE, PORTCHESTER, PO16 9TA



- Five Bedrooms
- Entrance Hallway
- Lounge With Bay Window
- Semi Open Plan Kitchen/Dining/Family Room
- Downstairs Cloakroom
- First Floor Family Bathroom & Top Floor Shower Room
- Gas Central Heating & Double Glazed Windows
- Off Street Parking
- Garage/Workshop
- Established South Facing Rear Garden

### Portchester Office

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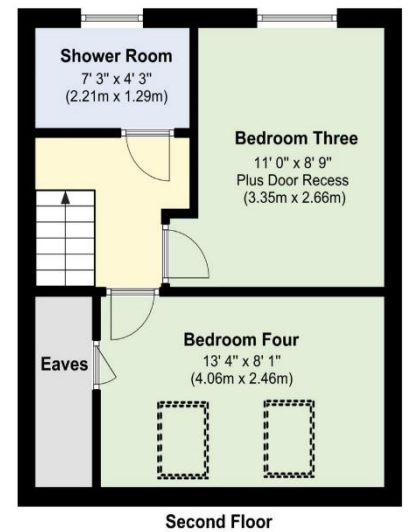
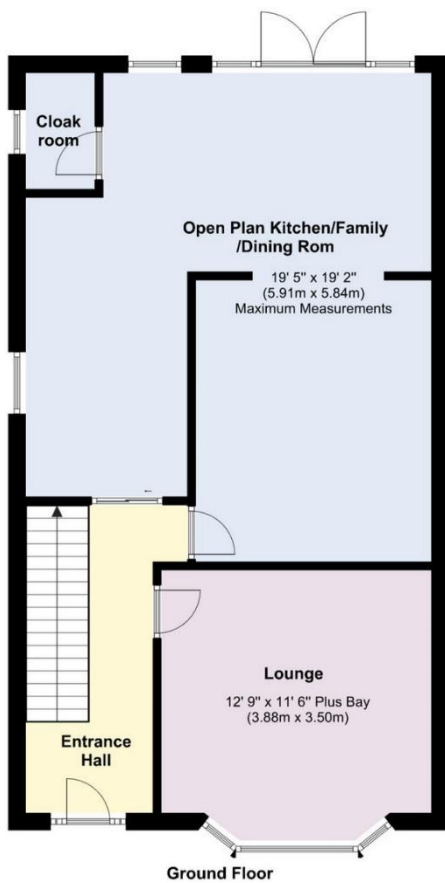
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Property Reference: P2926

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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:-

Part glazed composite front door to:

## Entrance Hallway:-

Stairs leading to the first floor with under stairs storage cupboard housing the metres, radiator with decorative cover, flat and curved ceiling, smoke detector. Doors to:

## Lounge:-

12' 9" x 11' 6" Plus Bay (3.88m x 3.50m)

UPVC double glazed bay window to the front elevation with fitted shutter blinds, radiator, TV aerial point and coving to flat ceiling.



## Kitchen/Dining/Family Room:-

19' 5" x 19' 2" (5.91m x 5.84m) Maximum Measurements

A light and airy dual aspect semi open plan room with opaque UPVC double glazed window to the side elevation, the area kitchen is fitted the range of modern base and eye level soft close units with roll top work surfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, range style cooker to remain, integrated dishwasher, space and plumbing for washing machine and fridge freezer, dining area with UPVC double glazed windows and doors overlooking and accessing the rear garden, space for a table and chairs if required, radiator, tiled flooring throughout this area and flat ceiling, door to the downstairs cloakroom and walkway to the family room with a seating area, radiator with decorative cover, TV aerial point, wooden breakfast bar and flat ceiling.



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### First Floor Landing:-

UPVC double glazed window to the side elevation, continuation of stairs leading to the top floor, flat ceiling. Doors to:



### Bedroom One:-

11' 7" x 11' 6" Plus Bay (3.53m x 3.50m)

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



### Downstairs Cloakroom:-

Opaque UPVC double glazed window to the side elevation, comprising low level WC, wall mounted wash hand basin, tiled walls, radiator and tiled flooring.



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## Bedroom Two:-

12' 2" x 11' 7" (3.71m x 3.53m)

UPVC double glazed window to the rear elevation overlooking the garden, radiator, wardrobe recess, wall mounted gas central heating boiler, half height wall panelling and textured ceiling.



## Top Floor Landing:-

Landing with flat/sloping ceiling, spotlights inset, smoke detector. Doors to:

## Bedroom Five:-

8' 5" x 7' 1" (2.56m x 2.16m)

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



## Bedroom Three:-

11' 0" x 8' 9" Plus Door Recess (3.35m x 2.66m)

UPVC double glazed window to the rear elevation, radiator and flat ceiling with spotlights inset



## Family Bathroom:-

6' 2" x 5' 5" (1.88m x 1.65m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising panelled bath with mixer tap, shower attachment and screen, pedestal wash hand basin, close coupled WC, part tiled walls, chrome heated towel rail and flat ceiling with extractor.

## Bedroom Four:-

13' 4" x 8' 1" (4.06m x 2.46m)

Twin Velux style windows to the front elevation, radiator, flat/sloping ceiling and access to eaves storage.

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### Shower Room:-

7' 3" x 4' 3" (2.21m x 1.29m)

Opaque UPVC double glazed window to the rear elevation, re-fitted white suite comprising tiled shower cubicle, wash hand basin with mixer tap and vanity storage below, close coupled WC, chrome heated towel rail and flat ceiling with spotlights inset and extractor.

### Outside:-

To the front of the property there is off street parking available with retaining brick wall. Side access and a wooden gate lead to:



### Rear Garden:-

A generous enclosed mature South facing rear garden with slate chipped seating areas for relaxing and entertaining purposes, water tap, the majority of the garden is laid to lawn with established shrub borders and fruit tree, garage/workshop with power connected and attached storage shed.

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