

£439,995

Romsey Avenue, Portchester, PO16 9TA



- Four Bedrooms
- Entrance Hallway
- Lounge & Dining Area
- Conservatroy
- Fitted Kitchen
- First Floor Bathroom & Top Floor Shower Room
- Gas Central Heating & Double Glazed Windows
- Double Glazed Windows
- Garage/Workshop

Portchester Office

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Property Reference: 000002690

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



The Accommodation Comprises:-

Part double glazed composite front door leading to:

Entrance Hallway:-

Eye level opaque UPVC double glazed window to the side elevation, stairs leading to the first floor with under stairs storage cupboard housing the electric metre, radiator, picture rail, textured ceiling. Door to:

Kitchen:-

15' 2" x 9' 0" (4.62m x 2.74m)

UPVC double glazed window to the side elevation, the kitchen is fitted with a range of base, eye and larder style storage cupboards with granite worktops, built in Butler sink with mixer tap and part tiled walls, space for a range style cooker with extractor canopy above and splashback, space and plumbing for washing machine and tumble dryer, recess for American style fridge/freezer, matching cupboard housing the gas central heating boiler, coving to textured ceiling the spotlights inset, UPVC double glazed door to the rear lobby. Further part glazed internal door to:



Dining Room:-

12' 9" x 9' 1" (3.88m x 2.77m)

Space for a table and chairs if required, radiator, picture rail, glazed doors with matching side panels leading to the Conservatory. Further internal concertina doors to:



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Lounge:-
13' 3" x 12' 4" (4.04m x 3.76m) Maximum Measurements

UPVC double glazed half bay window to the front elevation, radiator, TV aerial point, cable and internet connection, feature brick fireplace with coal effect gas fire inset and tiled hearth, picture rail and textured ceiling.



Conservatory:-
10' 0" x 8' 2" (3.05m x 2.49m)

UPVC double-glazed windows and door overlooking and accessing the garden, radiator, power and Internet connected and UPVC double glazed roof.



First Floor Landing:-

UPVC double glazed window to the side elevation, continuation of stairs leading to the top floor, built-in storage cupboard, textured ceiling. Doors to:

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Bedroom One:-

14' 0" x 11' 9" Plus Bay (4.26m x 3.58m)

UPVC double glazed half bay window to the front elevation, radiator, built-in bedroom furniture to remain, picture rail and textured ceiling.



Bedroom Two:-

12' 9" x 11' 8" (3.88m x 3.55m)

UPVC double glazed window to the rear elevation, radiator, fitted bedroom furniture to remain, picture rail and textured ceiling.



Bedroom Four:-

7' 4" x 7' 1" (2.23m x 2.16m)

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



Family Bathroom:-

6' 3" x 5' 8" (1.90m x 1.73m)

Opaque UPVC double glazed window to the rear elevation, coloured suite comprising panelled bath with mixer tap and shower attachment, matching pedestal wash hand basin and close coupled WC, part tiled walls, radiator and textured ceiling.

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Top Floor Landing:-

Opaque UPVC double glazed window to the side elevation, textured ceiling with access to the remaining loft space. Doors to:

Bedroom Three:-

18' 5" x 15' 7" (5.61m x 4.75m) Maximum Measurements

A dual aspect room with double glazed Velux style windows to the front and rear elevations with fitted blinds, radiator, access to eaves storage and textured ceiling.



Shower Room:-

6' 6" x 5' 9" (1.98m x 1.75m)

Tiled shower cubicle with Mira shower, radiator, textured ceiling and eaves storage.

Outside:-

The front garden has a lawn section surrounded by established trees and shrubs enclosed with mature hedging. Side access leads to the garage/workshop with double opening doors, UPVC double glazed windows and a side courtesy door to the garden.



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Rear Garden

A wooden gate leads to the attractive enclosed South facing rear garden with a patio area for entertaining purposes with wooden pergola, water tap, power sockets and outside WC, the remainder of the garden is laid to lawn with a selection of mature trees and shrubs, fruit trees, flower borders and a wooden shed and greenhouse to remain.



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