

£277,500

THE PEREGRINES, PORTCHESTER, PO16 8NA



- One Double Bedroom
- Open Plan Lounge/Diner/Kitchen
- Fitted Kitchen
- Lounge/Dining Area Overlooking & Accessing The Garden
- Modern Re-Fitted Shower Room
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- Low Maintenance West Facing Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

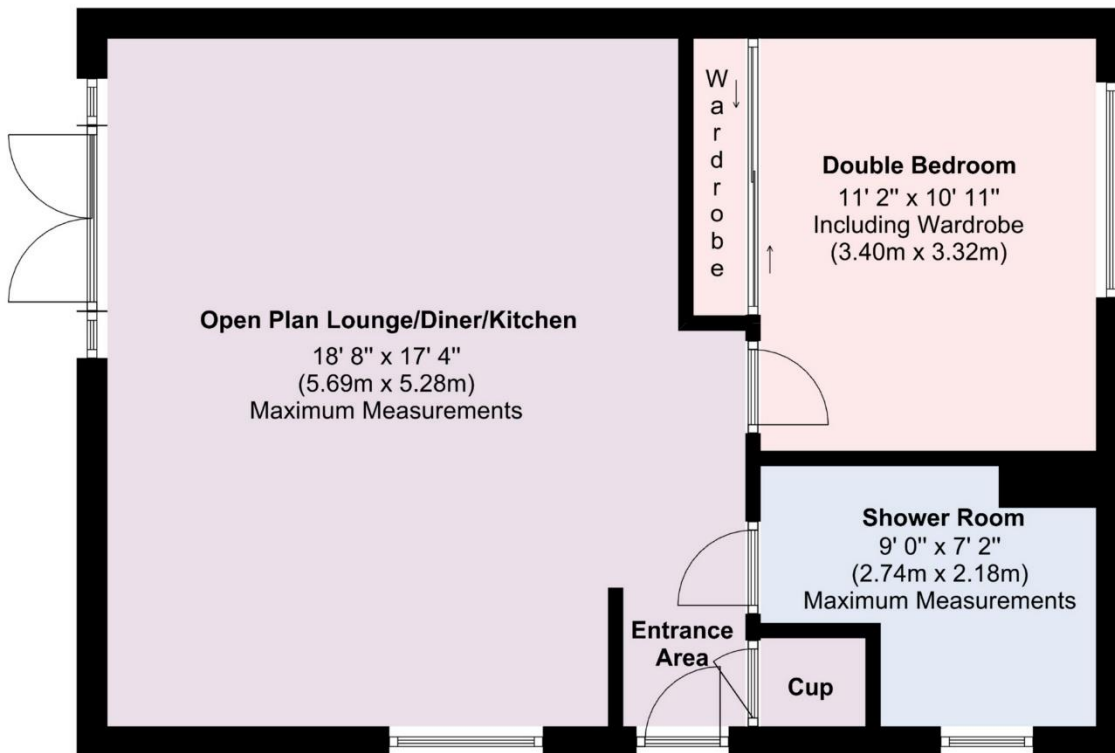
www.fenwicks-estates.co.uk

Property Reference: P2879

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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 to:

Entrance Area:-

Built-in storage cupboard with space and plumbing for washing machine and wall mounted gas central heating boiler.

Open Plan Lounge/Diner/Kitchen:-

18' 8" x 17' 4" (5.69m x 5.28m) Maximum Measurements



Kitchen/Dining Area:-

UPVC double window to front elevation, modern range of fitted base, eye and larder style soft close storage cupboards with underlighting to wall units, roll top work surfaces, one and a half bowl stainless steel sink unit inset with a mixer tap and part tiled walls, matching island unit with additional storage below, solid wood worktop and breakfast bar area, built-in eye level oven and grill, gas hob with concealed extractor above, built-in fridge/freezer, integrated dishwasher, oak wooden flooring and flat ceiling with spotlights inset. Leading to:



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

Lounge Area:-

UPVC double glazed French doors with matching side panels overlooking and accessing the West facing rear garden, TV aerial point, radiator, continuation of oak wooden flooring and flat ceiling with spotlights inset.



Shower Room:-

9' 0" x 7' 2" (2.74m x 2.18m) Maximum Measurements

Opaque UPVC double glazed window to the front elevation, modern white suite comprising double shower cubicle with rainwater shower head, additional hand held shower and glass screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and soft close vanity storage above and below, tiled walls with fitted mirror, chrome heated towel rail and flat ceiling with spotlights inset and extractor.

Double Bedroom:-

11' 2" x 10' 11" Into Wardrobe Area (3.40m x 3.32m) Maximum Measurements

UPVC double glazed window to the side elevation, radiator, built-in wardrobes and flat ceiling with spotlighting inset.



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

Outside:-

Open plan front garden mainly laid to lawn with flower/shrub borders and off street parking. A wooden gate to the side allows pedestrian access to:



Rear Garden:-

An enclosed low maintenance West facing patio style garden with space for table and chairs for socialising and entertaining purposes, shrub borders, mature hedging and water tap.



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

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

www.fenwicks-estates.co.uk

