

£359,995

GROVE AVENUE, PORTCHESTER, PO16 9EX



- Three Bedrooms
- Entrance Hallway
- Fitted Kitchen
- 24' Extended Lounge/Dining Room
- Bedroom Three/Study
- Modern Shower Room
- Gas Central Heating & Double Glazed Windows
- Generous West Facing Rear Garden
- Off Street Parking & Garage/Workshop
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

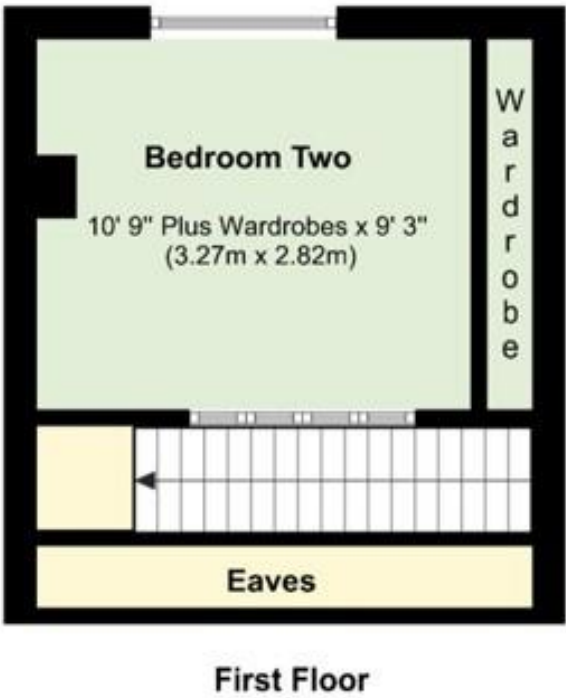
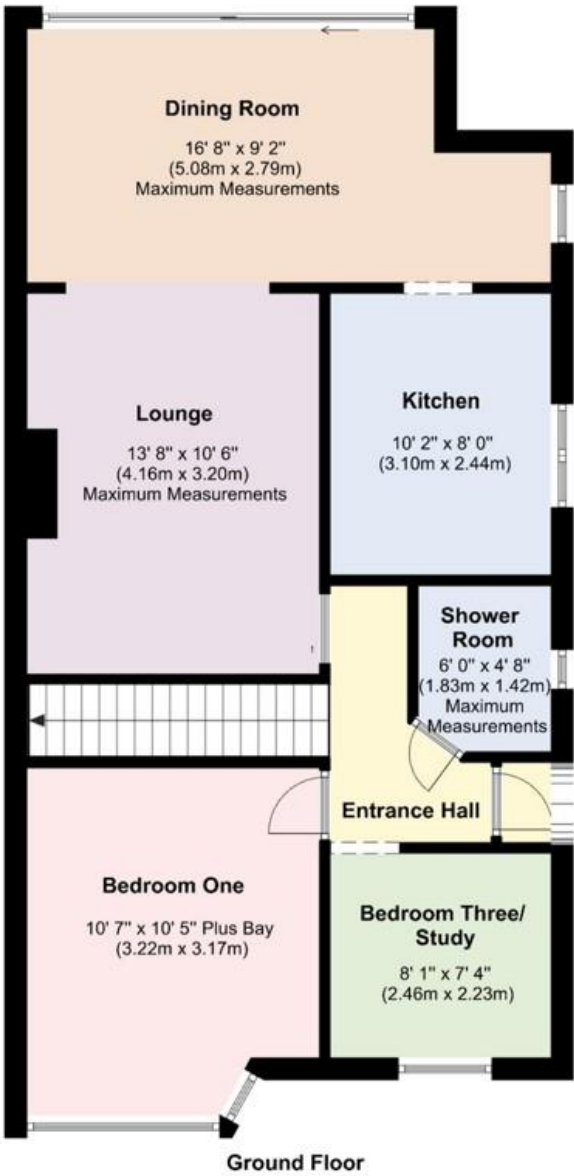
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Property Reference: P2947

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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



The Accommodation Comprises:-

Part double glazed composite front door to:

Entrance Hallway:-

Stairs leading to the first floor, radiator, wood effect laminate flooring, coving to flat ceiling, walkway. Doors to:

Lounge/Dining Room:-

Lounge Area:-

13' 8" x 10' 6" (4.16m x 3.20m) Maximum Measurements

Radiator, feature wood burner with brick hearth and wooden mantle shelf over, TV aerial point, wood effect laminate flooring, coving to flat ceiling, leading to:



Dining Area:-

16' 8" x 9' 2" (5.08m x 2.79m) Maximum Measurements

An extended dual aspect living area with opaque UPVC double glazed window to the side elevation, two radiators, continuation of wood effect laminate flooring, space for a table and chairs. coving to flat ceiling, UPVC double glazed sliding patio door overlooking and accessing the generous rear garden, Walkway to:



Kitchen:-

10' 2" x 8' 0" (3.10m x 2.44m)

UPVC double glazed window to the side elevation, the kitchen is fitted with a modern range of matching base, eye and larder style soft close units, granite worktops with a single bowl stainless steel sink unit inset, integrated drainer and part tiled walls, range style cooker to remain with extractor canopy above and splashback, space and plumbing for washing machine and slim line dishwasher, recess for American style fridge/freezer, built-in eye level microwave, tiled flooring and flat ceiling.

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Bedroom One:-

10' 7" x 10' 5" Plus Bay (3.22m x 3.17m)

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



Bedroom Three/Study:-

8' 1" x 7' 4" (2.46m x 2.23m)

UPVC double glazed window to the front elevation, radiator, wood effect laminate flooring and coving to flat ceiling.



Shower Room:-

6' 0" x 4' 8" (1.83m x 1.42m) Maximum Measurements

Opaque UPVC double glazed window to the side elevation, modern suite comprising double shower cubicle with both rainwater and handheld showers, waterproof panelling to the wall, raised close coupled WC, wall mounted wash hand basin with mixer tap, part tiled walls and tiled flooring, flat ceiling with spotlights inset and extractor.

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First Floor Landing:-

Flat ceiling, door to an eaves storage area with potential to extend if required (STPP), Further door to:

Bedroom Two:-

10' 9" Plus Wardrobes x 9' 3" (3.27m x 2.82m)

UPVC double glazed window to the rear elevation overlooking the garden, contemporary floor to ceiling radiator, built-in wardrobes and flat ceiling.



Outside:-

To the front of the bungalow there is block paved off street parking and side access leading to a brick built garage/workshop with up and over door, power connected and a side courtesy door to the garden.



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Rear Garden:-

Double opening bespoke wrought iron gates lead to a generous, enclosed West facing rear garden with patio area for entertaining purposes and raised borders, water tap, the remainder is mainly laid lawn and there is a further raised patio to the rear of the garden.



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