

Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£269,995

KILMISTON DRIVE, PORTCHESTER, FAREHAM, PO16 8EG



- Two Double Bedrooms
- Entrance Lobby
- 17' Lounge/Dining Room
- Fitted Kitchen
- Lean-To-Conservatory
- First Floor Bathroom
- Gas Central Heating & Double Glazed Windows
- Off Street Parking/Driveway
- Detached Garage/Workshop
- Low Maintenance South Facing Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: jane.benfield@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2952

Council Tax Band: C

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



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The Accommodation Comprises:-

UPVC front door to:

Entrance Lobby:-

4' 6" x 4' 6" (1.37m x 1.37m)

Opaque UPVC double glazed window to the front elevation, built in storage cupboard, textured ceiling and glazed door to:

Lounge/Dining Room:-

17' 3" x 13' 0" (5.25m x 3.96m)

UPVC double glazed window to the front elevation, two radiators, TV aerial point, stairs leading to the first floor, space for a table and chairs if required, textured ceiling and glazed door to:



Kitchen:-

13' 0" x 9' 0" (3.96m x 2.74m)

UPVC double glazed window to the rear elevation. The kitchen is fitted with a range of base, eye and larder style storage cupboards, roll top worksurfaces, one and a half bowl single drainer sink unit inset with mixer tap and part tiled walls, space for cooker with extractor over, plumbing for washing machine, space for under counter fridge or freezer, wall mounted gas central heating boiler, textured ceiling and part double glazed door to:



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Lean-To-Conservatory:-

10' 0" x 8' 0" (3.05m x 2.44m)

UPVC double glazed windows and doors overlooking and accessing the south facing rear garden, power connected.



Bedroom Two:-

13' 0" x 9' 4" (3.96m x 2.84m)

UPVC double glazed window to the front elevation, radiator, built in wardrobes and texture ceiling.

First Floor Landing:-

Textured ceiling with access to the part boarded loft and doors to:

Bedroom One:-

13' 0" x 9' 3" (3.96m x 2.82m)

UPVC double glazed window to the rear elevation with views towards Portsmouth Harbour, radiator, built in storage cupboard and textured ceiling.



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Bathroom:-

8' 0" x 4' 7" (2.44m x 1.40m)

Opaque UPVC double glazed window to the side elevation. Suite comprising panelled bath with Mira shower over, close coupled WC, wash hand basin with mixer tap and vanity storage below, wall mounted storage cupboard, part tiled walls, radiator and textured ceiling.



Outside:-

To the front of the property is an open plan garden with shrubs inset. There is off street parking and a driveway which leads to the detached garage/workshop with power connected. Double opening wrought iron gates allows access to the enclosed low maintenance south facing rear garden.



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