Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£315,000

ORCHARD GROVE, PORTCHESTER, PO16 9DY

- Three Bedrooms
- Entrance Hallway
- Lounge
- Separate Dining Room
- Fitted Kitchen
- Lean-To-Conservatory
- Outside W.C
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden

Portchester Office
92 West Street Portchester Hampshire PO16 9UQ
Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk
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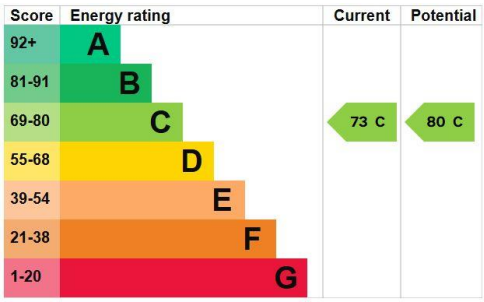
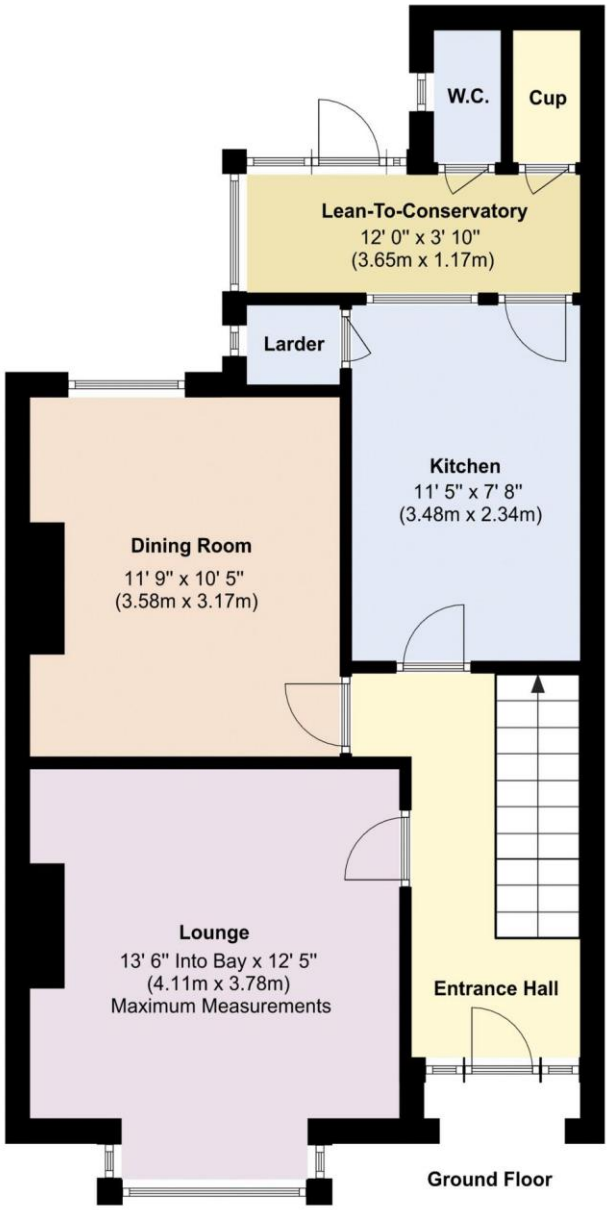
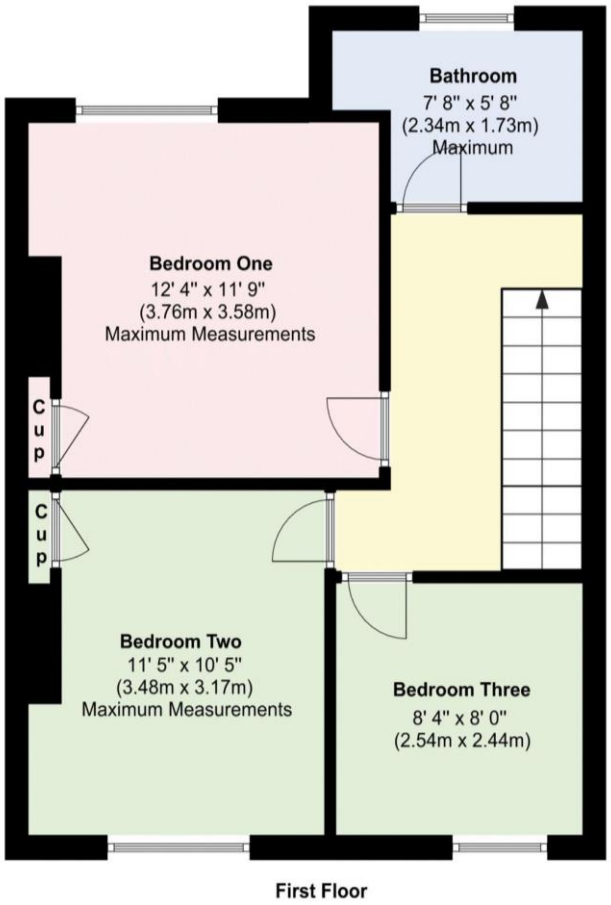


Property Reference: P2855

Council Tax Band: C

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





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The Accommodation Comprises:-

Covered entrance with quarry tiled flooring and part double glazed front door with matching side panels into:

Entrance Hall:-

Stairs to first floor, radiator, picture rail, flat ceiling and under stairs storage cupboard housing meters. Doors to:

Lounge:-
13' 6'' Into Bay x 12' 5'' (4.11m x 3.78m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, TV aerial point, picture rail, feature brick fireplace with gas fire inset and textured ceiling.

Dining Room:-
11' 9'' x 10' 5'' (3.58m x 3.17m)

UPVC double glazed window to rear elevation overlooking the garden, space for table and chairs, radiator, feature fireplace, picture rail and textured ceiling.

Kitchen:-
11' 5'' x 7' 8'' (3.48m x 2.34m)

UPVC double glazed window to rear elevation, fitted base and eye level storage units with underlighting to wall units, roll top work surfaces, single bowl sink unit with mixer tap, part tiled walls, built-in oven with gas hob above and extractor over, integrated dishwasher, space for American style fridge/freezer, flat ceiling with spotlighting inset and built-in larder cupboard with glazed window. Double glazed doors to:

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Lean-To-Conservatory:-
12' 0'' x 3' 10'' (3.65m x 1.17m)

UPVC double glazed windows and door overlooking and accessing the rear garden, space and plumbing for washing machine, water tap and built-in storage cupboard. Door to:

Outside W.C.
4' 3'' x 2' 3'' (1.29m x 0.69m)

Opaque glazed window to side elevation and low level W.C.

First Floor Landing:-

Picture rail, flat ceiling and access to loft via fitted loft ladder. Doors to:

Bedroom One:-
12' 4'' x 11' 9'' (3.76m x 3.58m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, picture rail, built-in cupboard and textured ceiling.

Bedroom Two:-
11' 5'' x 10' 5'' (3.48m x 3.17m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, picture rail, built-in cupboard and textured ceiling.

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Bedroom Three:-
8' 4'' x 8' 0'' (2.54m x 2.44m)

UPVC double glazed window to front elevation, picture rail and textured ceiling.

Bathroom:-
7' 8'' Into Recess x 5' 8'' (2.34m x 1.73m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, white suite comprising: P-shaped panelled bath with mixer tap, handheld shower and rainwater shower over, curved shower screen, close coupled W.C., wash hand basin inset vanity unit with mixer tap, tiled walls, electric chrome heated towel rail, tiled flooring, extractor and flat ceiling with spotlighting inset.

Outside:-

Low maintenance paved front garden with shrubs inset and to side and potential for off street parking (STPP). Rear access and wooden gate leads to:

Rear Garden:-

Enclosed, patio for entertaining purposes, remainder laid to lawn and shrubs and trees to side.

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