

Offers in Excess of £325,000

KILMISTON DRIVE, PORTCHESTER, PO16 8DY



- Two Double Bedrooms
- Entrance Porch
- Lounge
- 19' Fitted Kitchen/Dining Room
- Modern Shower Room
- Gas Central Heating & Solar Panels
- Double glazed Windows
- Off Street Parking & Covered Car Port
- Enclosed Southerly Facing Rear Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

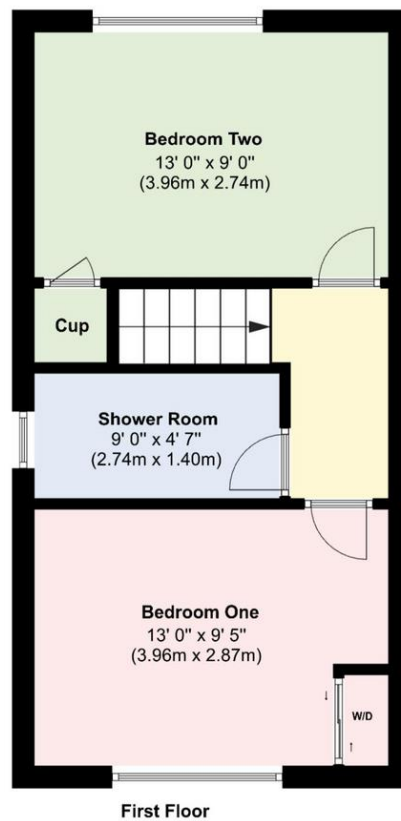
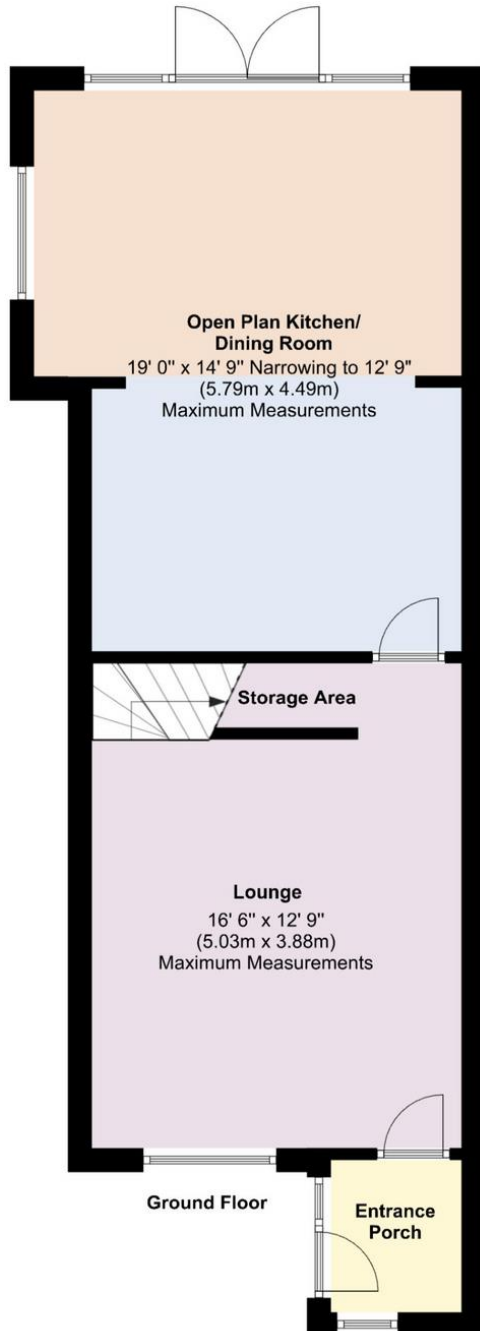
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Property Reference: P2866

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A	92 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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The Accommodation Comprises:-

UPVC part double glazed front door with matching side panels leading to:

Entrance Porch:-

Opaque UPVC double glazed window to the front elevation, radiator, textured ceiling. Part glazed internal door to:

Lounge:-

16' 6" x 12' 9" (5.03m x 3.88m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, built in storage cupboards, stairs leading to the first floor with storage below, TV aerial point. Further glazed internal door to:



Open Plan Kitchen/Dining Room:-

19' 0" x 14' 9" Narrowing to 12' 9" (5.79m x 4.49m) Maximum Measurements



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Kitchen:-

Fitted with an extensive range of base, eye and larder style soft close units with corner carousel section, roll top work surfaces incorporating a breakfast bar and matching up stands, circular sink unit inset with a mixer tap, built in oven with gas hob above and extractor canopy, stainless steel splashback and tiled surround, integrated dishwasher, built in under counter fridge and freezer and wood effect laminate flooring.



Dining Area:-

UPVC double glazed window to the side elevation, space for table and chairs, radiator, continuation of wood effect laminate flooring, flat ceiling with spotlights inset and UPVC double glazed doors with matching side panels overlooking and accessing the southerly facing rear garden.



First Floor Landing:-

UPVC double glazed window to the front elevation, radiator, built in wardrobe and coving to textured ceiling with spotlights inset.

Bedroom One:-

13' 0" x 9' 5" (3.96m x 2.87m)

UPVC double glazed window to the front elevation, radiator, built in wardrobe and coving to textured ceiling with spotlights inset.



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Bedroom Two:-

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

UPVC double glazed window to the rear elevation with views towards Portsmouth Harbour, radiator, built in storage cupboard housing the gas central heating boiler and coving to textured ceiling.



Shower Room:-

9' 0" x 4' 7" (2.74m x 1.40m)

Opaque UPVC double glazed window to the side elevation, modern white suite comprising double tiled shower cubicle, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, tiled splashback, built in storage cupboard, chrome heated towel rail, fitted mirror, textured ceiling with spotlights inset and extractor.



Outside:-

To the front of the property there is off street parking available and a low maintenance front garden. An up and over door leads to the covered carport and side pedestrian access via a wooden gate to:



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Rear Garden:-

Enclosed southerly facing rear garden with decking and patio areas for entertaining purposes, the remainder is mainly laid to lawn with shrub borders, wooden shed to remain, outside power socket and water tap.



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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.

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