

£339,995

THE HILLWAY, PORTCHESTER, PO16 8BW



- Three Bedrooms
- Entrance Hallway
- 25' Lounge/Dining Room
- Fitted Kitchen
- Conservatory With Outside WC
- First Floor Bathroom
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Detached Garage/Workshop
- Generous Enclosed South 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

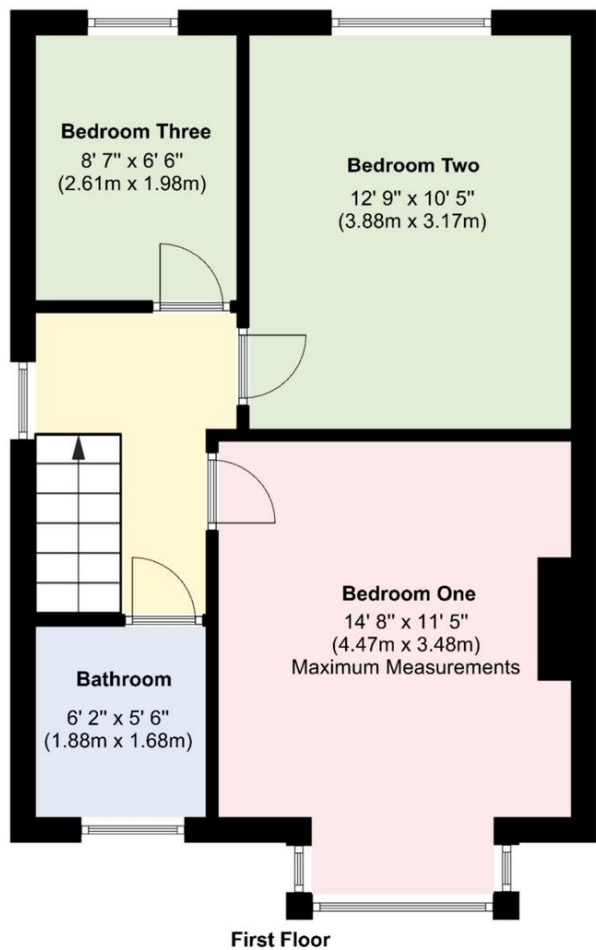
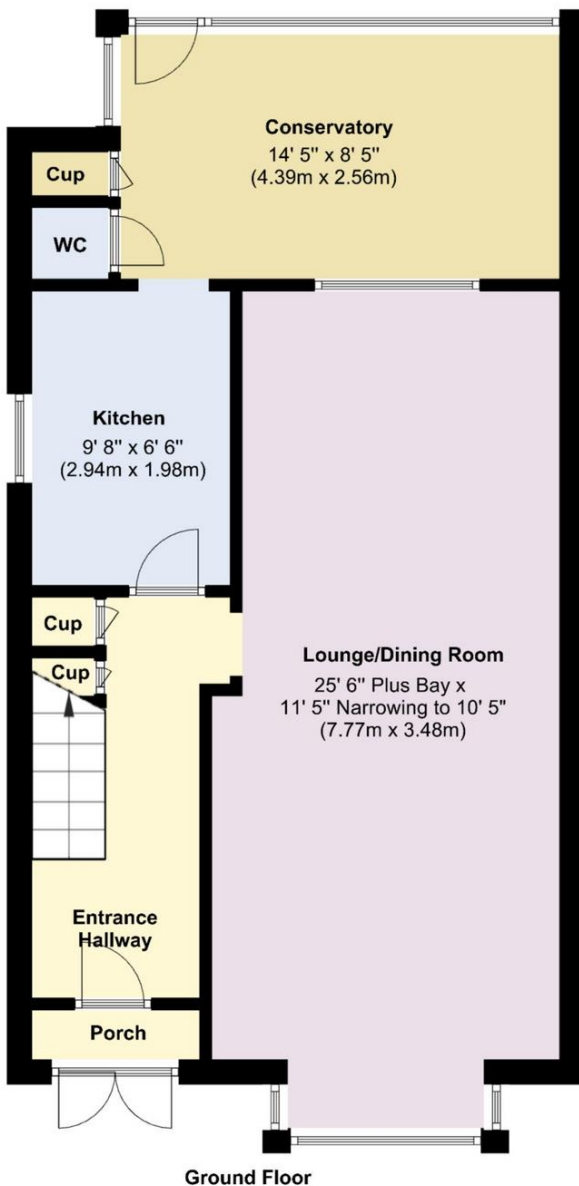
www.fenwicks-estates.co.uk

Property Reference: P2883

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	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 double glazed doors to:

Entrance Porch:-

Tiled flooring and further part double glazed door with matching side panels to:

Entrance Hallway:-

Stairs leading to the first floor with under stairs storage cupboard housing the meters, an additional cupboard with wall mounted gas central heating boiler, radiator, coving to textured ceiling. Doors to:

Lounge/Dining Room:-

25' 6" Plus Bay x 11' 5" Narrowing to 10' 5" (7.77m x 3.48m)

A dual aspect room with UPVC double glazed bay window to the front elevation, radiator, feature brick fireplace with tiled half, dining area with space for a table and chairs if required, an additional radiator, wood effect laminate flooring, window to the rear elevation and coving to textured ceiling.



Kitchen:-

9' 8" x 6' 6" (2.94m x 1.98m)

UPVC double glazed window to the side elevation, the kitchen is fitted the range of base and eye level storage cupboards, roll top work surfaces, one and a half bowl single drainer sink unit inset with mixer tap and part tiled walls, built in oven, hob with extractor canopy above, space and plumbing for washing machine and dishwasher, textured ceiling. Walkway 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

Conservatory:-

14' 5" x 8' 5" (4.39m x 2.56m)

UPVC double glazed windows and door overlooking and accessing the garden, a further range of base and eye level units, roll top work surfaces, space for under counter appliances, radiator, power connected, storage cupboard and outside WC.



Bedroom Two:-

12' 9" x 10' 5" (3.88m x 3.17m)

UPVC double glazed window to the rear elevation overlooking the garden, radiator, wood effect laminate flooring and coving to textured ceiling.



First Floor Landing:-

UPVC double glazed window to the side elevation, built in storage cupboard, coving to textured ceiling with access to the boarded loft room with double glazed Velux windows via a fitted ladder. Doors from the landing leading to:

Bedroom One:-

14' 8" x 11' 5" (4.47m x 3.48m) Maximum Measurements

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

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



Bedroom Three:-
8' 7" x 6' 6" (2.61m x 1.98m)

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



Bathroom:-
6' 2" x 5' 6" (1.88m x 1.68m)

Opaque UPVC double glazed window to the front elevation, suite comprising bath with Mira shower above, wash hand basin, close coupled WC, tiled walls, chrome heated towel rail, tiled flooring and flat ceiling.



Outside:-

To the front of the property there is block paved off street parking and side access leading to the detached garage/workshop.



Rear Garden:-

A wooden gate gives access to the generous enclosed Southerly facing rear garden with a patio area for entertaining purposes, the remainder is laid to lawn with shrub borders and wooden sheds to remain.

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



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

