

## £239,995

### CARBERRY DRIVE, PORTCHESTER, PO16 9JD



- Two Double Bedrooms
- Entrance Lobby
- Lounge
- Dual Aspect Kitchen
- Ground Floor Study/Office
- Bathroom
- Double Glazed Windows
- Gas Central Heating
- Enclosed Rear Garden
- Leasehold

#### Portchester Office

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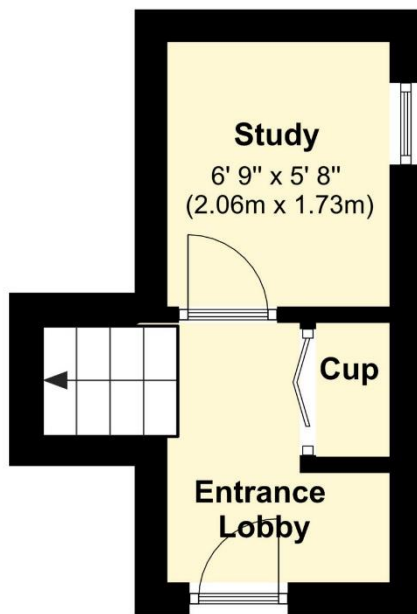
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Property Reference: P2905

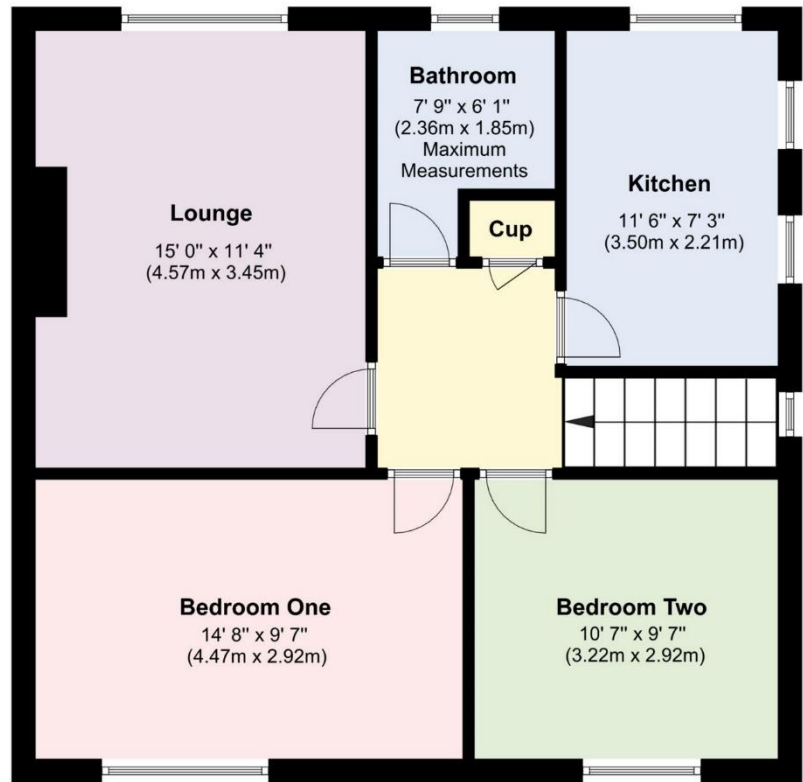
Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor



First Floor

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## The Accommodation Comprises:-

UPVC part double glazed door to:

### Entrance Lobby:-

Stairs leading to the first floor, contemporary radiator, built-in storage cupboard, tiled flooring, flat ceiling. Doors to:

### Study/Office:-

6' 9" x 5' 8" (2.06m x 1.73m)

UPVC double glazed window to the side elevation, power connected and flat ceiling.

### First Floor Landing:-

UPVC double glazed window to the side elevation, built-in storage housing the meters, wooden flooring, flat ceiling with access to the part boarded loft via a fitted ladder. Doors to:

### Lounge:-

15' 0" x 11' 4" (4.57m x 3.45m)

UPVC double glazed window to the rear elevation, radiator, feature open fireplace with slate hearth and wooden surround, TV aerial point and coving to textured ceiling.



### Kitchen:-

11' 6" x 7' 3" (3.50m x 2.21m)

A dual aspect room with UPVC double glazed windows to the side and rear elevations, the kitchen is fitted with a range of base and eye level storage cupboards with roll top worksurfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, space for cooker with extractor canopy above, recess for fridge/freezer, space and plumbing for washing machine, under floor heating, matching cupboard housing the gas central heating boiler, heated towel rail, tiled flooring and flat ceiling.



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## Bedroom One:-

14' 8" x 9' 7" (4.47m x 2.92m)

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



## Bedroom Two:-

10' 7" x 9' 7" (3.22m x 2.92m)

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



## Bathroom:-

7' 9" x 6' 1" (2.36m x 1.85m) Maximum Measurements

UPVC double glazed window to the rear elevation, white suite comprising P-shaped panelled bath with mixer tap, electric shower and screen, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, chrome heated towel rail, wood effect laminate flooring and flat ceiling.



## Outside:-

The front garden is lawn with shingle borders. Side access then leads to:



## Rear Garden:-

The enclosed South facing rear garden with decking for entertaining purposes, lawn, water tap, outside power sockets and sheds to remain.

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### Agents Note:-

We have been advised this property is leasehold starting 21st June 1982 until 20th June 2197 inclusive.

The charges for 2026/2027 are:

Maintenance: £500.00 Per Annum

Ground Rent: £10.00 Per Annum

Buildings Insurance: £121.00 Per Annum

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