

## £229,500

### COLESBOURNE ROAD, PAULSGROVE, PO6 4EA



- Three Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen/Diner
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- South Facing Rear Garden
- Recently Re-Decorated
- No Chain Ahead

#### Portchester Office

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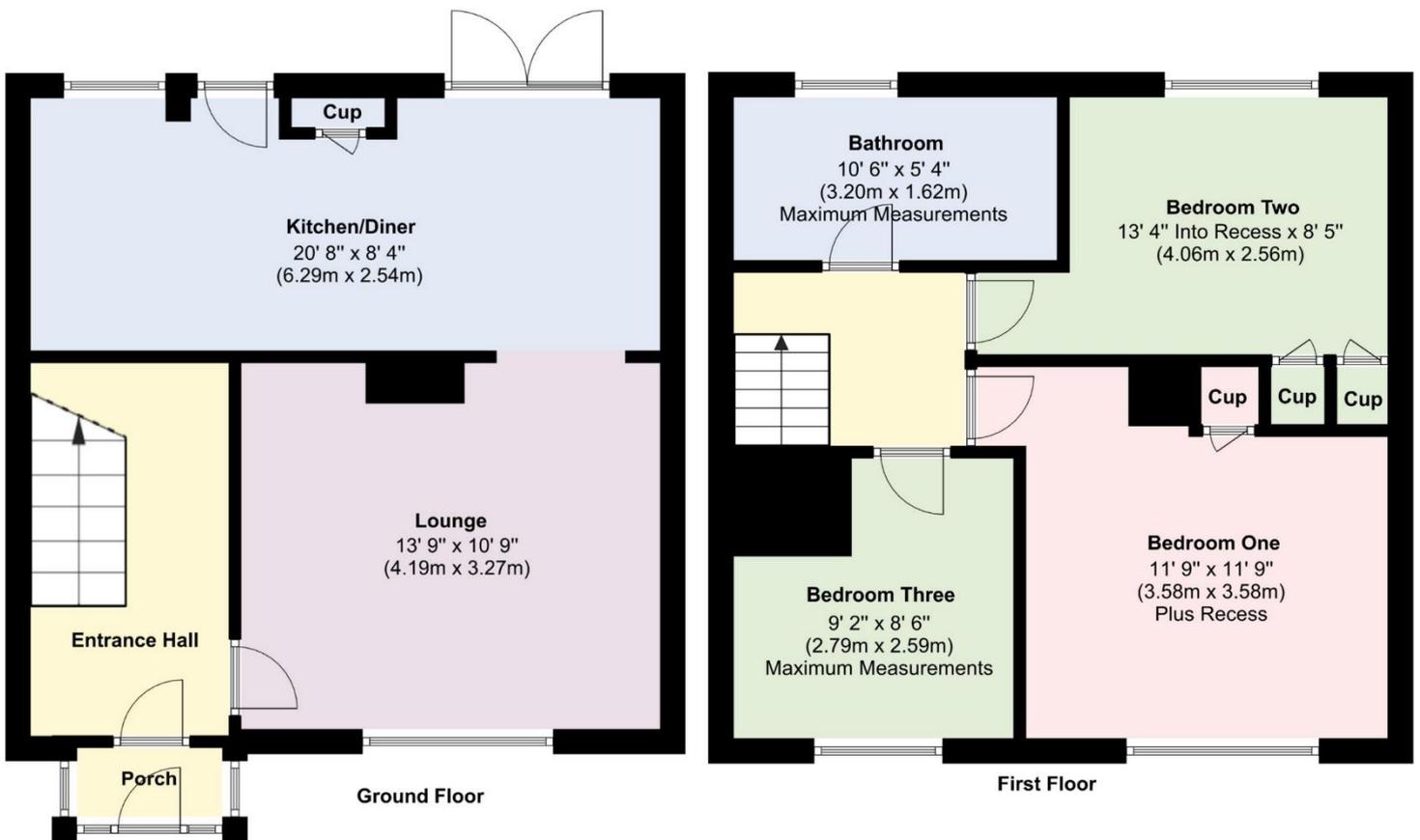
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Property Reference: P2863

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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:-

Tiled flooring, spotlights. Further part double glazed door to:

## Entrance Hall:-

Stairs leading to the first floor, under stairs storage area, meter cupboard, radiator, wood effect laminate flooring, coving to textured ceiling. Glazed door to:



## Lounge:-

13' 9" x 10' 9" (4.19m x 3.27m)

UPVC double glazed window to the front elevation, radiator, feature fireplace with gas fire inset, coving to textured ceiling. Walkway to:



## Kitchen/Diner:-

20' 8" x 8' 4" (6.29m x 2.54m)

UPVC double glazed windows and doors overlooking and accessing the south facing garden, the kitchen is fitted with a range of base and eye level storage cupboards, roll top work surfaces, single bowl single drainer sink unit inset with extendable mixer tap and part tiled walls, space for oven, plumbing for washing machine and slim line dishwasher, recess for fridge/freezer, matching cupboard housing the gas central heating boiler, space for a table and chairs, wood effect laminate flooring and coving to textured ceiling.



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## First Floor Landing:-

Radiator, coving to textured ceiling, access to loft. Doors to:

## Bedroom One:-

11' 9" x 11' 9" (3.58m x 3.58m) Plus Recess

UPVC double glazed window to the front elevation, radiator and coving to textured ceiling, storage cupboard.



## Bedroom Two:-

13' 4" Into Recess x 8' 5" (4.06m x 2.56m)

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

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### Bedroom Three:-

9' 2" x 8' 6" (2.79m x 2.59m) Maximum Measurements

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



### Bathroom:-

10' 6" x 5' 4" (3.20m x 1.62m) Maximum Measurements

Opaque UPVC double glazed window to the rear elevation, white suite comprising panelled bath with Triton electric shower and screen, pedestal wash hand basin, close coupled WC, part tiled walls, chrome heated towel rail and coving to flat ceiling.



### Outside:-

Enclosed front garden with shingle, shrub borders and brick retaining wall.



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## Rear Garden:-

An enclosed low maintenance south facing rear garden with patio area's which are ideal for entertaining purposes, shrub borders, outside shed and WC (not tested) and pedestrian access.



## Agents Note:-

Please note this property is non-standard steel construction so please call the office for further information, particularly if you require a mortgage to purchase the property.

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