Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£319,995

CARLTON ROAD, PORTCHESTER, PO16 8JH

- Three Bedrooms
- Entrance Lobby
- 21' Lounge/Dining Room
- Re-Fitted Kitchen
- Rear Lobby & Cloakroom/Utility
- Modern First Floor Bathroom
- Gas Central Heating & Double Glazed Windows
- Generous Rear Garden & Off Street Parking
- Detached 14'8 x 12'8 (max) Insulated Cabin/Office Outbuilding
- Detached 16' x 11'7 (max) Workshop

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

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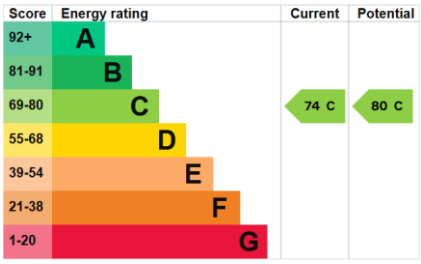
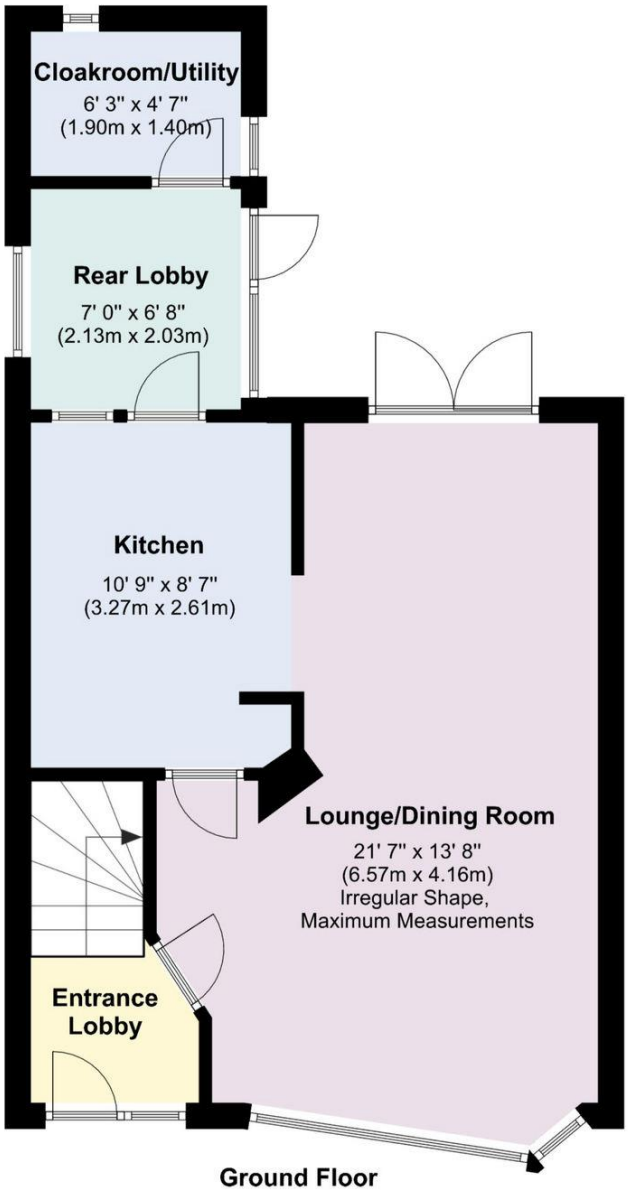
Property Reference: P2907

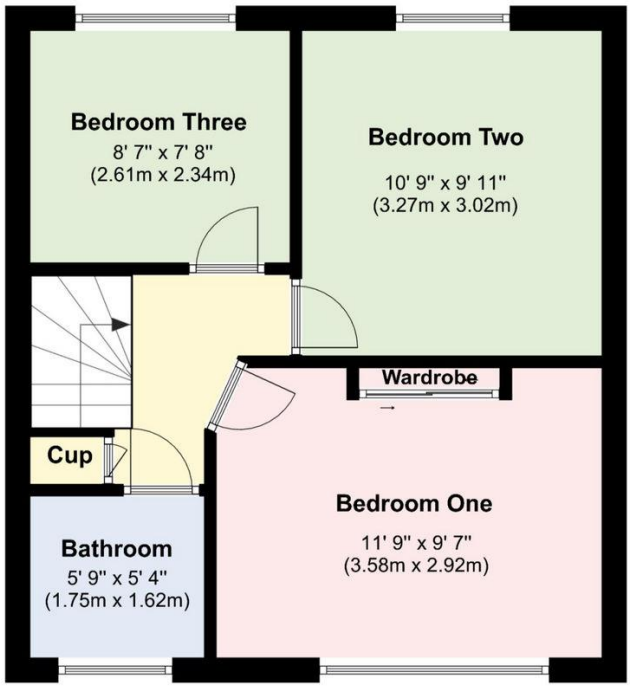
Council Tax Band: C



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



Ground Floor



First Floor

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The Accommodation Comprises:-

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

Entrance Lobby:-

Stairs leading to the first floor, engineered wooden flooring, radiator, flat ceiling. Door to:

Lounge/Dining Room:-
21' 7'' x 13' 8'' (6.57m x 4.16m) Irregular Shape, Maximum Measurements

A dual aspect room with UPVC double glazed window to the front elevation and double glazed doors with matching side panels overlooking and accessing the garden, bespoke wood panelled wall with built-in under stairs storage cupboard, TV aerial point, two radiators, dining area with space for a table with chairs and wood effect laminate flooring, textured ceiling. Glazed door and walkway from the dining area to:

Kitchen:-
10' 9'' x 8' 7'' (3.27m x 2.61m)

The kitchen has been re-fitted with a modern range of base and eye level soft close units with work surfaces, one and a half bowl stainless steel sink unit inset with a mixer tap and part tiled walls, built-in oven with hob above and extractor canopy, integrated dishwasher, recess for a tall fridge/freezer, wood effect laminate flooring, textured ceiling with spotlights inset. UPVC double glazed window and door leading to:

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Rear Lobby:-
7' 0'' x 6' 8'' (2.13m x 2.03m)

Matching base and eye level units with shelving to the side and work surfaces, space for fridge/freezer, part tiled walls, UPVC double glazed window and door leading to the garden, wood effect laminate flooring. Internal door to:

Cloakroom/Utility:-
6' 3'' x 4' 7'' (1.90m x 1.40m)

Opaque window to the rear elevation, further base and eye level units with work surfaces, single bowl single drainer sink unit inset with a mixer tap, space and plumbing for washing machine and tumble dryer, close coupled WC, wall mounted gas central heating boiler, chrome heated towel rail, wood effect laminate flooring and flat ceiling.

First Floor Landing:-

Built-in over stairs storage cupboard, textured ceiling with access to the loft. Doors to:

Bedroom One:-
11' 9'' x 9' 7'' (3.58m x 2.92m)

UPVC double glazed window to front elevation with views towards Portsmouth Harbour and beyond, radiator, built-in mirror fronted wardrobes and textured ceiling.

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8' 7'' x 7' 8'' (2.61m x 2.34m)

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

Bedroom Two:-
10' 9'' x 9' 11'' (3.27m x 3.02m)

UPVC double glazed window to the rear elevation, radiator, built-in storage cupboard and textured ceiling.

Bedroom Three:-

Bathroom:-
5' 9'' x 5' 4'' (1.75m x 1.62m)

Opaque UPVC double glazed window to the front elevation, re-fitted white suite comprising P-shaped panelled bath with mixer tap, rainwater and handheld shower attachment and screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, part tiled walls, heated towel rail and textured ceiling.

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Outside:-

To the front of the property there is an enclosed garden with mature hedging and shrubs inset and pathway leading to the front door.

Rear Garden:-

Side pedestrian access leads to the rear garden with a sandstone patio area for entertaining purposes, lawn with a selection of flowers and shrubs, wooden pergola, a sandstone pathway leads to the detached insulated cabin/office outbuilding 14’8 x 12’8 (max) with double glazed windows and doors, engineered wooden flooring and power connected. A further pathway leads to the detached workshop 16’ x 11’ 7 with power connected and UPVC double glazed windows and doors. There is also a service road from Anson Grove allowing off street parking to the rear of the property.

Cabin/Office:-

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