

## OFFERS IN EXCESS OF £415,000

WICOR MILL LANE, PORTCHESTER, PO16 9EE



- Three Double Bedrooms (En-Suite Shower Room)
- Entrance Hallway
- Open Plan Fitted Kitchen/Diner
- Sitting Room
- Study/Office
- Ground Floor Bathroom
- Double Glazed Windows & Gas Central Heating
- Off Street Parking
- Detached Garage/Workshop
- Enclosed West Facing Garden

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [tiffany.porchester@fenwicks-estates.co.uk](mailto:tiffany.porchester@fenwicks-estates.co.uk)

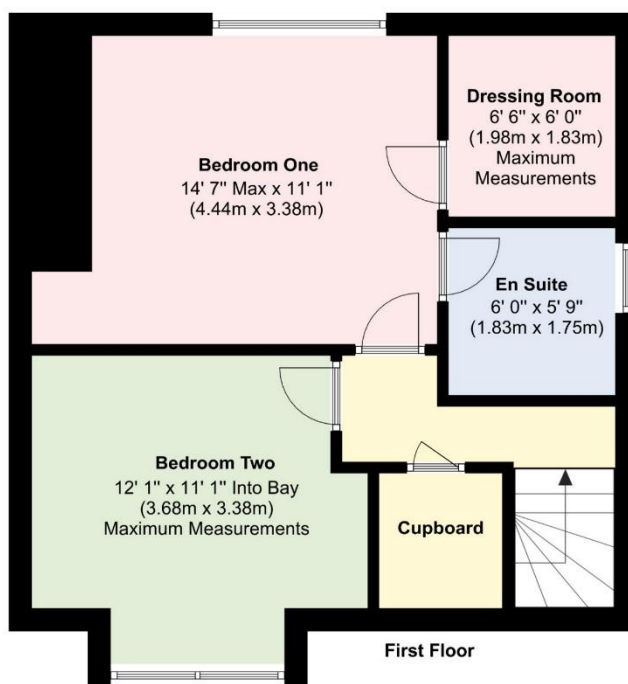
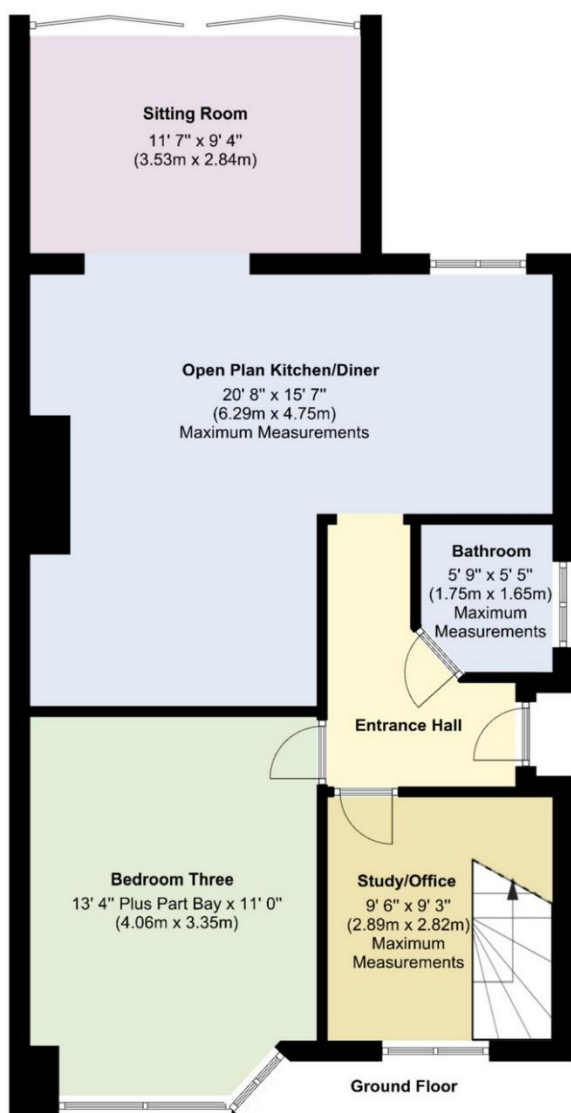
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Property Reference : P2864

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 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:-

Covered entrance with tiled flooring. Part glazed wooden front door leading to:

## Entrance Hall:-

Contemporary radiator, wood effect laminate flooring, flat ceiling with LED spotlighting inset. Doors and walkway to:

## Open Plan Kitchen/Diner:-

20' 8" x 15' 7" (6.29m x 4.75m) Maximum Measurements



## Kitchen:-

UPVC double glazed window to the rear elevation overlooking the garden, the kitchen is fitted with a range of modern base and eye level soft close units, worktops incorporating a breakfast bar with matching up stands, single bowl single drainer sink unit inset with mixer tap, built-in eye level oven and grill, induction hob with splashback and extractor canopy above, integrated dishwasher, built in fridge/freezer, wood effect laminate flooring. Opening to:



## Dining Area:-

Two contemporary radiators, space for a table and chairs, flat and sloping ceiling and continuation of wood effect laminate flooring. Walkway to:



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## Sitting Room:-

11' 7" x 9' 4" (3.53m x 2.84m)

UPVC double glazed bi-folding doors overlooking and accessing the West facing garden, wood effect laminate flooring, TV aerial point, contemporary radiator and flat ceiling with spotlights inset.



## Study/Office:-

9' 6" x 9' 3" (2.89m x 2.82m) Maximum Measurements

UPVC double glazed window to the front elevation, stairs leading to the first floor, radiator, wood effect laminate flooring and flat ceiling with spotlights inset.



## Bedroom Three:-

13' 4" Plus Part Bay x 11' 0" (4.06m x 3.35m)

UPVC double glazed half bay window to the front elevation, radiator and flat ceiling with spotlights inset.



## Bathroom:-

5' 9" x 5' 5" (1.75m x 1.65m) Maximum Measurements

Opaque UPVC double glazed window to the side elevation, white suite comprising panelled bath with mixer tap, shower attachment and screen, pedestal wash hand basin, close coupled WC, part tiled walls, radiator, textured ceiling and extractor fan.

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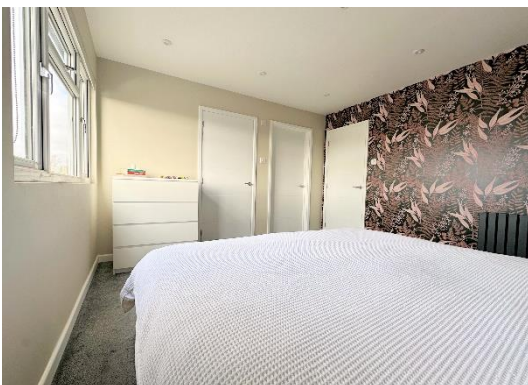
## First Floor Landing:-

Contemporary radiator, built-in storage cupboard, flat/sloping ceiling with spotlights inset. Doors to:

## Bedroom One:-

14' 7" Max x 11' 1" (4.44m x 3.38m)

UPVC double glazed window to the rear elevation, contemporary radiator, flat ceiling with spotlights inset. Door leading to:



## Dressing Room:-

6' 6" x 6' 0" (1.98m x 1.83m) Maximum Measurements

Wood effect laminate flooring and flat/sloping ceiling.



## En Suite Shower Room:-

6' 0" x 5' 9" (1.83m x 1.75m)

Opaque UPVC double glazed window to the side elevation, suite comprising tiled double shower cubicle with Mira shower, WC with concealed system and shelf above, integrated wash hand basin with mixer tap and vanity storage below, chrome heated towel rail, tiled flooring, flat ceiling with spotlights inset and extractor.



## Bedroom Two:-

12' 1" x 11' 1" Into Bay (3.68m x 3.38m) Maximum Measurements

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

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## Outside:-

To the front of the property there is off street parking available and a garden area laid to lawn with a brick retaining wall.



## Rear Garden:-

Side access and double opening wooden gates leads to the detached garage/workshop with up/over door and side courtesy door, power connected, space and plumbing for washing machine and tumble dryer. The enclosed west facing rear garden has a patio area for entertaining purposes, water tap with the remainder laid to lawn.



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