

OFFERS IN EXCESS OF £300,000

ST HELENA WAY, PORTCHESTER, PO16 8NY



- Three Bedrooms
- Entrance Porch
- Lounge
- Fitted Kitchen/Breakfast Room
- Conservatory
- First Floor Bathroom
- UPVC Double Glazed Windows
- Gas Fired Central Heating
- Enclosed Rear Garden
- Garage/Workshop

Portchester Office

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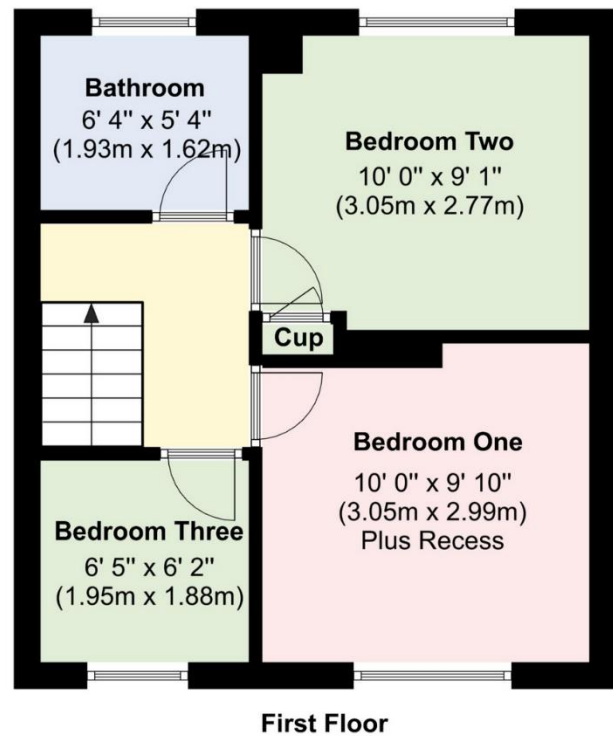
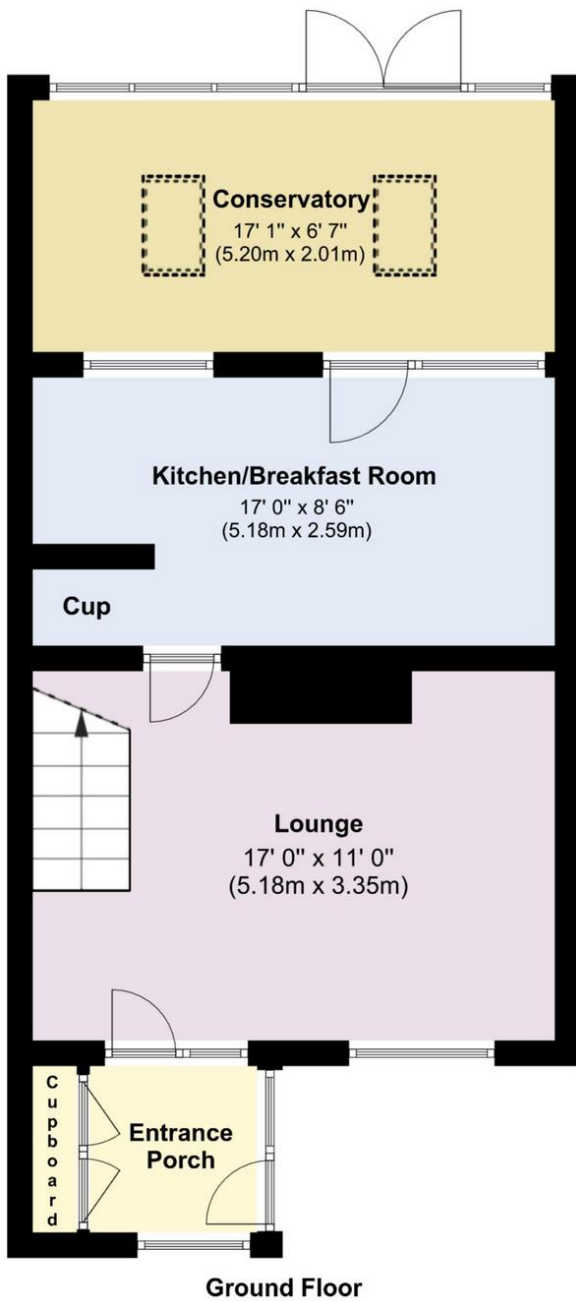
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Property Reference : P2889

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 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:-

Part double glazed composite front door leading to:

Entrance Porch:-

5' 5" x 5' 4" (1.65m x 1.62m)

Opaque UPVC double glazed windows, built in storage cupboard housing the meters. Further part glazed door to:

Lounge:-

17' 0" x 11' 0" (5.18m x 3.35m)

UPVC double glazed window to the front elevation, radiator, TV aerial point, stairs leading to the first floor, flat ceiling. Part glazed door to:



Kitchen/Breakfast Room:-

17' 0" x 8' 6" (5.18m x 2.59m)

Windows to the rear elevation, the kitchen is fitted with a modern range of matching base, eye and larder style storage units with roll top work surfaces incorporating a breakfast bar and matching upstands, single bowl single drainer sink unit inset with mixer tap, built-in oven and gas hob, space and plumbing for washing machine, recess for fridge/freezer, wood effect laminate flooring, flat ceiling. Part glazed door to:



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Conservatory:-
17' 3" x 6' 7" (5.25m x 2.01m)

UPVC double glazed windows and doors overlooking and accessing the garden, radiator, space for a table and chairs if required, wood effect laminate flooring and a pitched, insulated roof with twin skylights and spot lights inset.



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First Floor Landing:-

Flat ceiling with access to the loft and doors to:

Bedroom One:-

10' 0" x 9' 10" (3.05m x 2.99m) Plus Recess

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



Bedroom Two:-

10' 0" x 9' 1" (3.05m x 2.77m)

UPVC double glazed window to the rear elevation, radiator, built in storage cupboard housing the gas central heating boiler and flat ceiling.



Bedroom Three:-

6' 5" x 6' 2" (1.95m x 1.88m)

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



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Bathroom:-

6' 4" x 5' 4" (1.93m x 1.62m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising panelled bath with mixer tap, mains shower and screen, WC with concealed cistern with shelf above, integrated wash hand basin with mixer tap and vanity storage below, chrome heated towel rail, tiled walls, wood effect laminate flooring and flat ceiling with extractor.



Outside:-

To the front of the house there is an open plan garden laid mainly to lawn with a wooden picket fence.



Rear Garden:-

There is also rear vehicular and pedestrian access leading to the enclosed southerly facing garden mainly laid to lawn with small patio area for entertaining purposes and a garage/workshop in a block close-by with an up/over door and parking directly outside the garage.



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