

£255,000

WALTHAM CLOSE, PORTCHESTER, PO16 8EQ



- Two Double Bedrooms
- Entrance Lobby
- 18' Lounge/Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Front & Rear Gardens
- Detached Garage/Workshop
- Views Towards Portsmouth Harbour

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

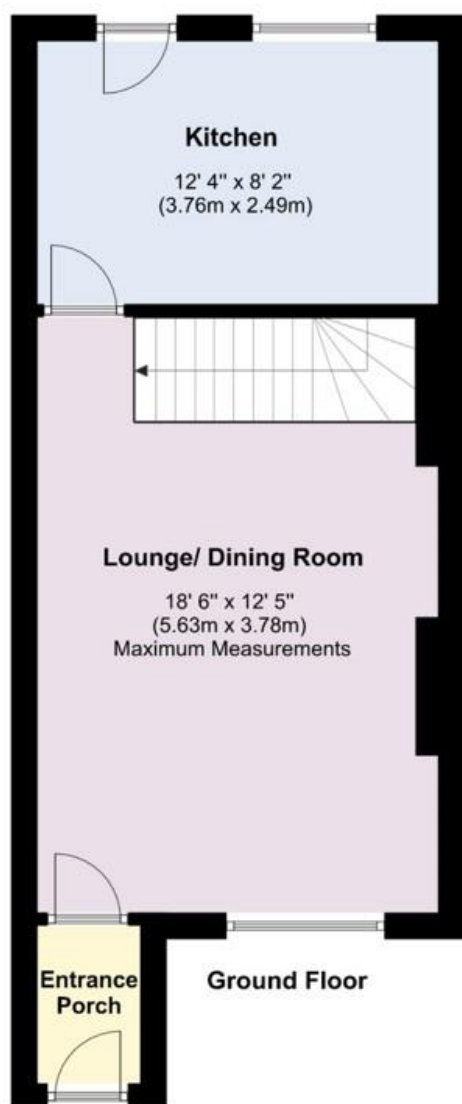
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Property Reference: 000002695

Council Tax Band: B

Awaiting EPC

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



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The Accommodation Comprises:-

UPVC part double glazed front door to:

Entrance Porch:-

4' 5" x 3' 2" (1.35m x 0.96m)

Textured ceiling, Glazed internal door to:

Lounge/Dining Room:-

18' 6" x 12' 5" (5.63m x 3.78m) Maximum Measurements

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, feature fireplace, TV aerial point, stairs leading to the first floor, two radiators, space for a table and chairs if required, coving to textured ceiling, Part glazed door to:



Kitchen:-

12' 4" x 8' 2" (3.76m x 2.49m)

UPVC double glazed window and part double glazed door overlooking and accessing the rear garden, the kitchen is fitted with a range of base and eye level units with roll top work surfaces, single bowl single drainer sink unit inset and part tiled walls, space for cooker, recess for fridge/freezer, wall mounted gas central heating boiler, space and plumbing for washing machine, radiator, tiled flooring and coving to textured ceiling.



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First Floor Landing:-

Textured ceiling with access to the loft. Doors to:

Bedroom One:-

12' 6" x 10' 4" (3.81m x 3.15m) Maximum Measurements

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



Bedroom Two:-

12' 6" x 8' 2" (3.81m x 2.49m)

UPVC double glazed window to the rear elevation overlooking the garden, radiator, built-in airing cupboard and coving to textured ceiling.



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First Floor Bathroom:-

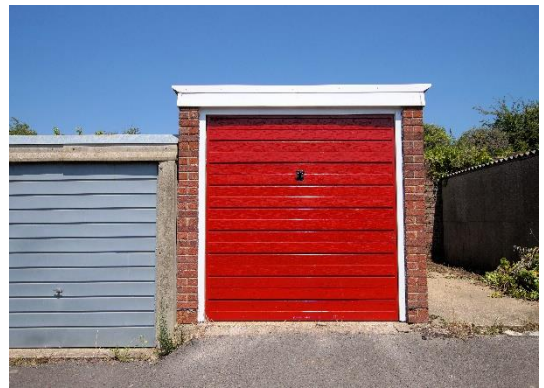
8' 6" x 4' 8" (2.59m x 1.42m)

White suite comprising panelled bath with Triton electric shower and screen, close coupled WC, wash hand basin with mixer tap and vanity storage below, part tiled walls, chrome heated towel rail, wood effect laminate flooring and coving to flat ceiling with extractor.



Outside:-

To the front of the property there is an open plan garden with lawn and flower borders. There is rear access to the detached garage/workshop with up and over door.



Rear Garden:-

A wooden gate then leads to the enclosed split level rear garden with a slate chipped seating area, water tap, lawn section and shrub borders.



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