

OFFERS IN EXCESS OF £325,000

Grove Avenue, Portchester, Fareham, PO16 9EX



- Three Bedrooms
- Entrance Hallway
- Sitting Room
- Separate Dining Room
- Kitchen
- Lean-To-Conservatory & Cloakroom
- First Floor Bathroom
- UPVC Double Glazing & Gas Central Heating
- Off Street Parking
- A Generous West Facing Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

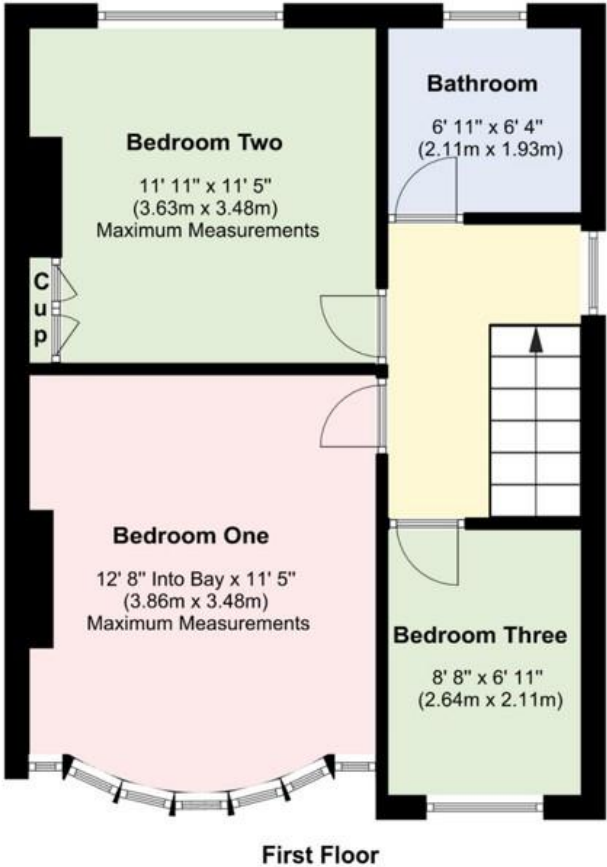
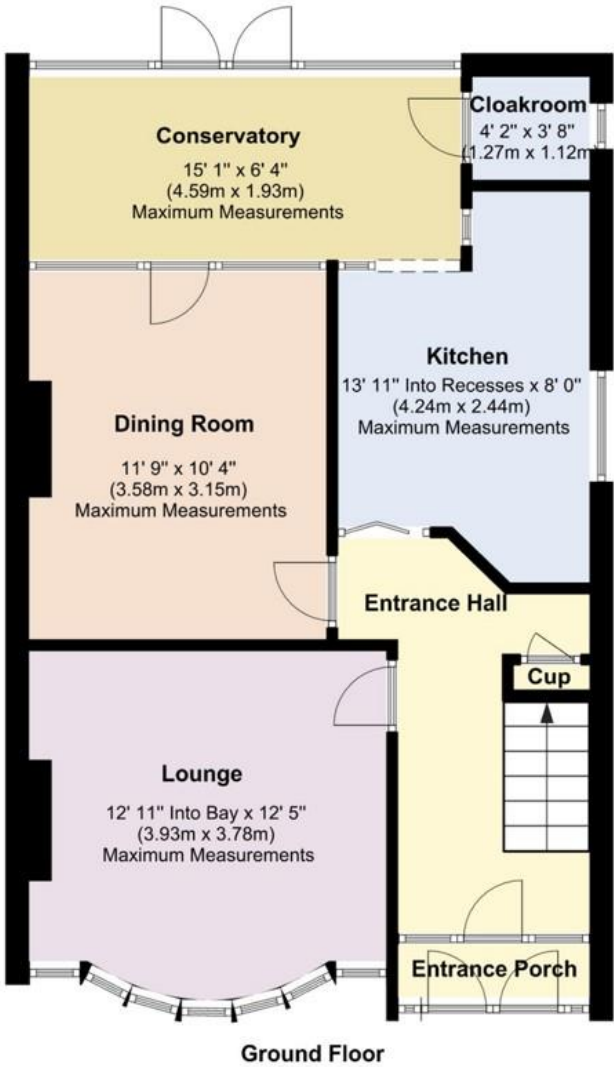
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Property Reference: P2941

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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 double glazed doors with matching side panels to:

Entrance Porch:-

Further glazed wooden door into:

Entrance Hallway:-

Stairs leading to the first floor, radiator, wooden flooring, under stairs storage cupboard housing meters, coving to ceiling. Doors to:

Sitting Room:-

12' 11" Into Bay x 12' 5" (3.93m x 3.78m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, feature fireplace recess with tiled hearth, TV aerial point and coving to flat ceiling.



Dining Room:-

11' 9" x 10' 4" (3.58m x 3.15m) Maximum Measurements

Feature wooden fireplace with tiled inset and hearth, TV aerial point, radiator, wooden flooring, space for table and chairs if required, picture rail, flat ceiling and glazed door to conservatory with windows to side.



Kitchen:-

13' 11" Into Recesses x 8' 0" (4.24m x 2.44m) Maximum Measurements

UPVC double glazed window to side elevation, the kitchen is fitted with a range of base, eye and glass display units, roll top worksurfaces, single bowl single sink unit inset with mixer tap, part tiled walls, space for cooker, space for under counter fridge, walk-in larder cupboard housing the gas central heating boiler, tiled flooring, flat ceiling. Walkway with window to the side into:



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Conservatory:-

15' 1" x 6' 4" (4.59m x 1.93m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, radiator, tiled flooring. Further internal door to:



Cloakroom:-

4' 2" x 3' 8" (1.27m x 1.12m)

Opaque UPVC double glazed window to side elevation, low level WC, wash hand basin. tiled flooring and flat/sloping ceiling.

First Floor Landing:-

UPVC double glazed window to side elevation, picture rail. Doors to:

Bedroom One:-

12' 8" Into Bay x 11' 5" (3.86m x 3.48m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, picture rail and flat ceiling.



Bedroom Two:-

11' 11" x 11' 5" (3.63m x 3.48m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, feature tiled fireplace, radiator, built-in wardrobe, picture rail and flat ceiling.



Bedroom Three:-

8' 8" x 6' 11" (2.64m x 2.11m)

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



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Bathroom:-

6' 11" x 6' 4" (2.11m x 1.93m)

Opaque UPVC double glazed window to rear elevation, suite comprising: panelled bath with mixer tap, shower attachment and shower screen, pedestal wash hand basin, close coupled WC, part tiled walls, wooden flooring and flat ceiling with access to the loft.



Rear Garden:-

A generous enclosed West facing rear garden with a concrete patio area for entertaining purposes, an original coal shed, mature trees and shrubs, water tap and brick built workshop with space and plumbing for washing machine and power connected.



Outside:-

Double opening wrought iron gates to front leading to off street parking, shrub borders with mature hedging. Wooden gate allows side pedestrian access to:



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