

## £275,000

### TATTERSHALL CRESCENT, PORTCHESTER, PO16 9YD



- Two Double Bedrooms
- Entrance Lobby
- Fitted Kitchen
- Lounge/Dining Room
- Orangery Extension
- First Floor Bathroom
- UPVC Double Glazing & Electric Heating
- Air Conditioning Unit
- Enclosed Southerly Facing Rear Garden
- Two Allocated Parking Spaces

#### Portchester Office

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Property Reference: P2890

Council Tax Band: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 67 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 quarry tiled flooring and part double glazed front door into:

## Entrance Lobby:-

Stairs leading to the first floor, Dimplex electric heater, textured ceiling. Doors to:



## Kitchen:-

9' 8" x 6' 0" (2.94m x 1.83m)

UPVC double glazed window to front elevation, the kitchen is fitted with a range of base and eye level units with under lighting to wall units and roll top work surfaces, a one and a half bowl stainless steel sink unit inset with mixer tap and part tiled walls, built-in oven with hob above and concealed extractor, integrated fridge/freezer, space and plumbing for washing machine, tiled flooring and textured ceiling.



## Extended Orangery:-

10' 6" x 8' 8" (3.20m x 2.64m)

UPVC double glazed doors with matching side panels overlooking and accessing the garden, air conditioning unit, flat and vaulted ceiling with lantern inset and spotlights.

## Lounge/Dining Room:-

15' 7" x 11' 9" (4.75m x 3.58m)

Dimplex electric heater, TV aerial point, space for a table and chairs if required, built-in under stairs storage cupboard, wood effect laminate flooring, dado rail, textured ceiling. UPVC double glazed doors with matching side panels leading to:



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## First Floor Landing:-

Textured ceiling with access to loft. Doors to:

## Bedroom One:-

11' 10" x 10' (3.60m x 3.05m)

UPVC double glazed window to rear elevation, Dimplex electric heater and textured ceiling.



## Bedroom Two:-

9' 5" x 9' 2" (2.87m x 2.79m) Plus Wardrobes

UPVC double glazed window to front elevation, built in airing cupboard housing the hot water cylinder, built-in mirror fronted wardrobes, Dimplex electric heater and textured ceiling.

## Bathroom:-

5' 8" x 5' 6" (1.73m x 1.68m)

White suite comprising panelled Jacuzzi bath with mixer tap, shower and screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap, tiled walls, electric chrome heated towel rail, shaver socket, textured ceiling and extractor.



## Outside:-

To the front of the property there is an open plan front garden laid to lawn with shrub borders.

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## Rear Garden:-

Rear access then leads to two allocated parking spaces and a wooden gate into the enclosed southerly facing garden laid to lawn with raised decking and wooden shed to remain.



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