

£400,000

WESTLANDS GROVE, PORTCHESTER, PO16 9AA



- Two Double Bedrooms
- Entrance Hallway
- Dual Aspect Lounge
- Kitchen
- Conservatory & WC
- Shower Room
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Detached Garage/Workshop
- West Facing Rear Garden
- NO CHAIN AHEAD

Portchester Office

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www.fenwicks-estates.co.uk

Property Reference: P2876

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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:-

Part double glazed front door with matching side panels to:

Entrance Hallway:-

Cupboard housing the meters, radiator, dado rail, picture rail, textured ceiling with access to the loft. Doors to:

Lounge:-

18' 10" x 10' 9" (5.74m x 3.27m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to front and side elevations, radiator, feature fireplace, TV aerial point, picture rail and textured ceiling.



Kitchen:-

11' 8" x 11' 2" (3.55m x 3.40m) Maximum Measurements

UPVC double glazed window to the side elevation, the kitchen is fitted with a range of base and eye level units, roll top work surfaces, single bowl single drainer stainless steel sink unit inset with a mixer tap and part tiled walls, built-in oven, gas hob above and extractor, radiator, plumbing for washing machine, space for a table and chairs if required, coving to textured ceiling. Double glazed door to:



Conservatory:-

20' 6" x 8' 8" (6.24m x 2.64m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, power and light connected. Internal door to:

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WC:-

Opaque UPVC double glazed window to the side elevation and WC.

Bedroom One:-

14' 3" Into Bay Plus Wardrobes x 11' 1" (4.34m x 3.38m)

UPVC double glazed bay window to the front elevation, radiator, built-in wardrobes, picture rail and textured ceiling.



Bedroom Two:-

15' 3" x 8' 8" Plus Wardrobes (4.64m x 2.64m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes, picture rail and textured ceiling.



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Shower Room:-

Opaque UPVC double glazed window to the side elevation, suite comprising shower cubicle with Triton electric shower, WC, wash hand basin with vanity storage below, wall mounted gas central heating boiler, radiator, part tiled walls and coving to textured ceiling.



Outside:-

Double opening wrought iron gates leading to block paved off street parking and the front garden which is laid to lawn with shrub borders and mature hedging.



Rear Garden:-

Side access leads to the brick built detached garage/workshop with up and over door and a West facing rear garden laid to lawn mature trees and shrubs.



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