

## OFFERS IN EXCESS OF £250,000

WATERSEDGE ROAD, PORTSMOUTH, PO6 4SE



- Two Double Bedrooms
- Entrance Lobby
- Lounge
- Kitchen/Dining Room Overlooking The Garden
- First Floor Bathroom
- UPVC Double Glazed Windows
- Gas Central Heating
- Enclosed Low Maintenance Rear Garden
- Close To Port Solent Marina Complex & Easy Access To Transport Links

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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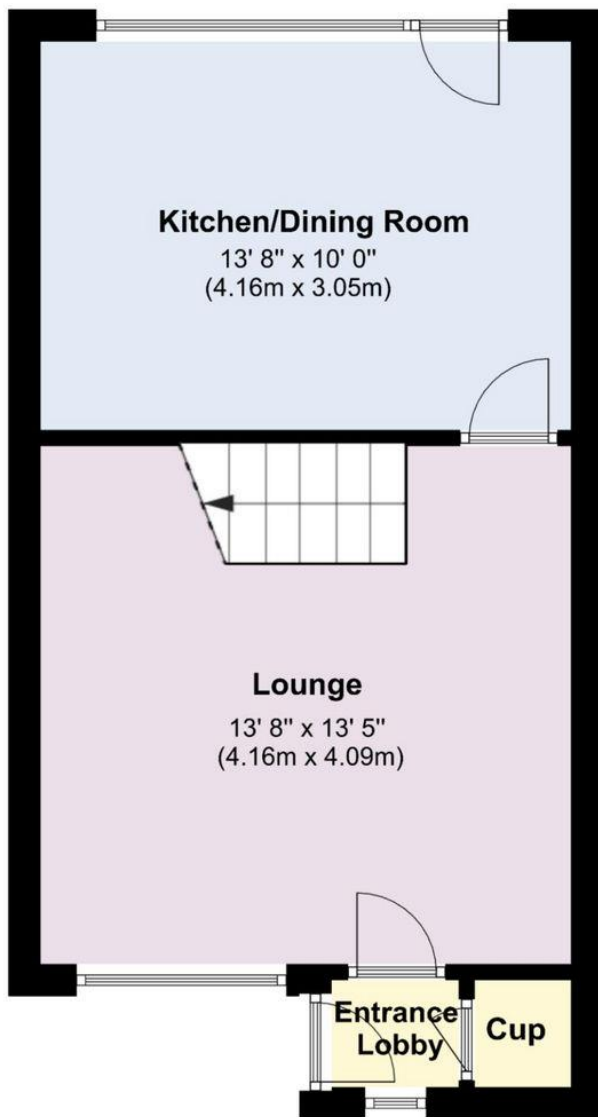
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Property Reference: P2899

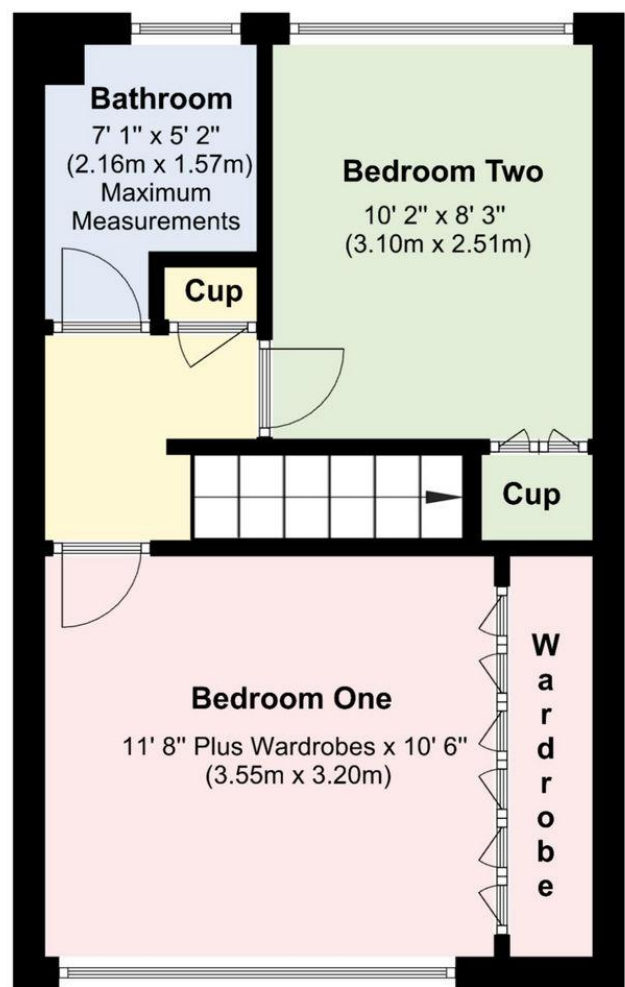
Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor



First Floor

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## The Accommodation Comprises:-

UPVC part double glazed front door into:

### Entrance Lobby:-

Built-in storage cupboard housing the meters, wood effect laminate flooring. Glazed door to:

### Lounge:-

13' 8" x 13' 5" (4.16m x 4.09m)

UPVC double glazed window to front elevation, radiator, stairs leading to the flooring, TV aerial point, continuation of wood effect laminate flooring, coving to flat ceiling. Part glazed door to:



### Kitchen/Dining Room:-

13' 8" x 9' 11" (4.16m x 3.02m)

UPVC double glazed window and door overlooking and accessing the rear garden, modern fitted base and eye level units with roll top worksurfaces, one and a half bowl stainless steel sink unit inset with mixer tap and part tiled walls, built-in oven with gas hob above and extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, matching cupboard housing the gas central heating boiler, radiator, space for table and chairs if required and coving to flat ceiling.



### First Floor Landing:-

Built-in airing cupboard, access to the loft. Doors to:

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## Bedroom One:-

11' 8" Plus Wardrobes x 10' 6" (3.55m x 3.20m)

UPVC double glazed window to front elevation, radiator, built-in wardrobes, wood effect laminate flooring and coving to flat ceiling.



## Bedroom Two:-

10' 2" x 8' 3" (3.10m x 2.51m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in storage cupboard with shelving to the side, wood effect laminate flooring and coving to flat ceiling.



## Bathroom:-

7' 1" x 5' 2" (2.16m x 1.57m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, white suite comprising panelled bath with shower over and screen, close coupled WC, pedestal wash hand basin with mixer tap, tiled walls, radiator and flat ceiling.



## Outside:-

To the front of the property there is a paved garden with shingle borders. Pedestrian access and wooden gate leading to:



## Rear Garden:-

An enclosed West facing low maintenance rear garden with decking for entertaining purposes, water tap, raised shingle borders and a wooden shed with power connected to remain.

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