

£369,995

KING JOHN AVENUE, PORTCHESTER, PO16 9AP



- Three Bedrooms
- Entrance Hallway
- Lounge & Separate Dining Room
- Fitted Kitchen
- Lean-To-Conservatory
- Ground Floor Shower Room & First Floor Bathroom
- Gas Central Heating & Double Glazed Windows
- Established Corner Plot Garden
- Off Street Parking & Double Garage/Workshop
- NO CHAIN AHEAD

Portchester Office

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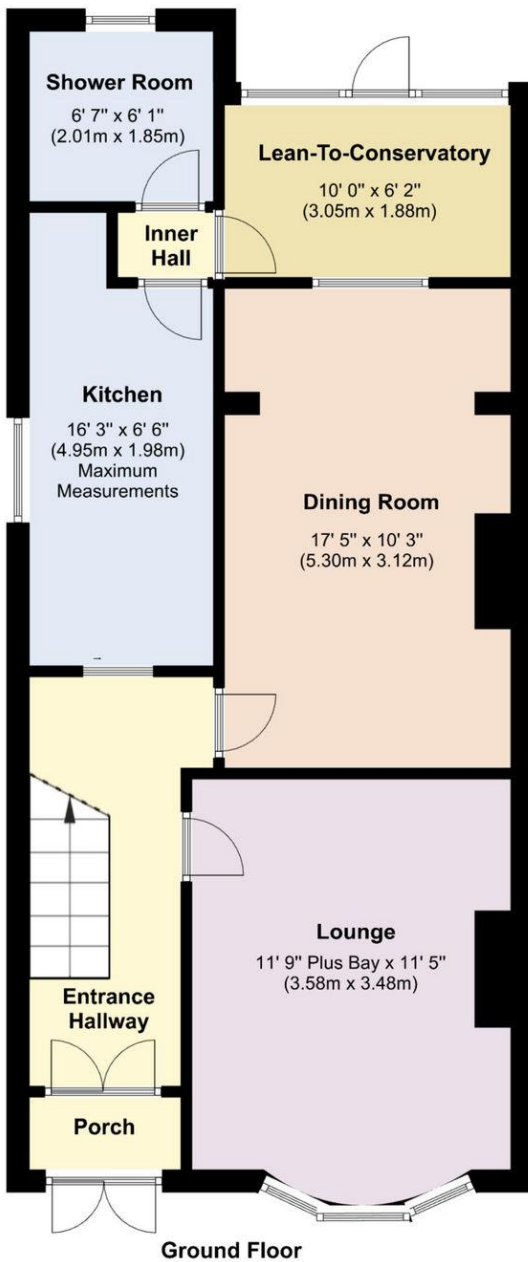
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Property Reference: P2893

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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 part double glazed doors into the entrance porch with further double glazed internal doors to:

Entrance Hallway:-

Stairs leading to the first floor with under stair storage cupboard housing the metres, radiator, covered ceiling. Doors to:

Lounge:-

11' 9" Plus Bay x 11' 5" (3.58m x 3.48m)

UPVC double glazed bay window to the front elevation, radiator, TV aerial point, feature marble fireplace with gas fire inset and covered ceiling.



Extended Dining Room:-

17' 5" x 10' 3" (5.30m x 3.12m)

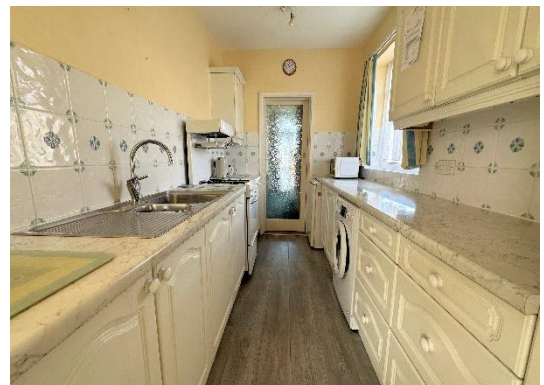
Double glazed window to the rear elevation, feature marble fireplace with gas fire inset, radiator, wall mounted glass display unit, space for a table and chairs if required and covered ceiling.



Kitchen:-

16' 3" x 6' 6" (4.95m x 1.98m) Maximum Measurements

UPVC double glazed window to the side elevation, the kitchen is fitted with a range of base, eye and larder style storage units with roll top work surfaces, one and a half bowl single drainer stainless steel sink unit inset with a mixer tap and part tiled walls, space for appliances, wall mounted gas central heating boiler, wood effect laminate flooring. Glazed door to:



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Inner Lobby:-

Continuation of wood effect laminate flooring, internal door to the ground floor shower room and further UPVC part double glazed door to:

Lean-To-Conservatory:-

10' 0" x 6' 2" (3.05m x 1.88m)

UPVC double glazed windows and door overlooking accessing the rear garden and power connected.



Ground Floor Shower Room:-

6' 7" x 6' 1" (2.01m x 1.85m)

Opaque UPVC double glazed window to the rear elevation, suite comprising shower cubicle with Triton electric shower, close couple WC, wash hand basin with vanity storage below, tiled walls, chrome heated towel rail and tiled flooring.



First Floor Landing:-

Access to the loft, storage cupboard. Doors to:

Bedroom One:-

11' 9" Plus Bay x 11' 2" (3.58m x 3.40m)

UPVC double glazed bay windows to the front elevation and built-in storage cupboard.



Bedroom Two:-

13' 2" x 10' 0" (4.01m x 3.05m)

UPVC double glazed window to the rear elevation, built-in wardrobes and an additional storage cupboard.

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Bedroom Three:-

8' 7" x 7' 0" (2.61m x 2.13m)

UPVC double glazed window to the rear elevation and built-in storage cupboard.



Outside:-

The property enjoys a corner plot with an established garden laid mainly to lawn with mature shrubs and plants to the borders, there is a patio area to the rear of the property ideal for entertaining purposes and an outside water tap.



Bathroom:-

5' 9" x 5' 8" (1.75m x 1.73m)

Opaque UPVC double glazed window to the front elevation, coloured suite comprising panelled bath, pedestal wash hand basin and close coupled WC, electric heated towel rail and tiled walls.



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Rear Garden/Double Garage/Off Street Parking:-

There are also double opening wrought iron gates to the rear allowing off street parking and leading to a detached double garage/workshop with twin up and over doors.



Detached Double Garage:-



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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