

## £450,000

### MARLBOROUGH GROVE, PORTCHESTER, PO16 9RU



- Three Bedrooms (en-suite bathroom)
- Entrance Hallway
- Open Plan Dual Aspect Lounge/Kitchen/Dining Room
- Re-Kitchen With Built-In Appliances & Island Unit
- Study Area
- Shower Room
- Gas Central Heating
- UPVC Double Glazing
- Enclosed South Facing Rear Garden
- Off Street Parking

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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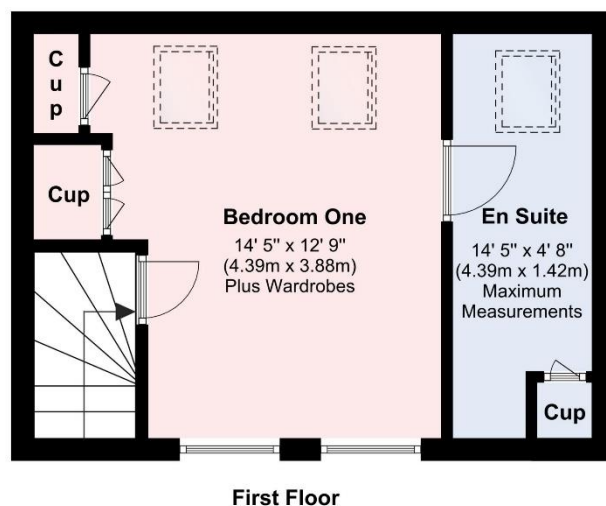
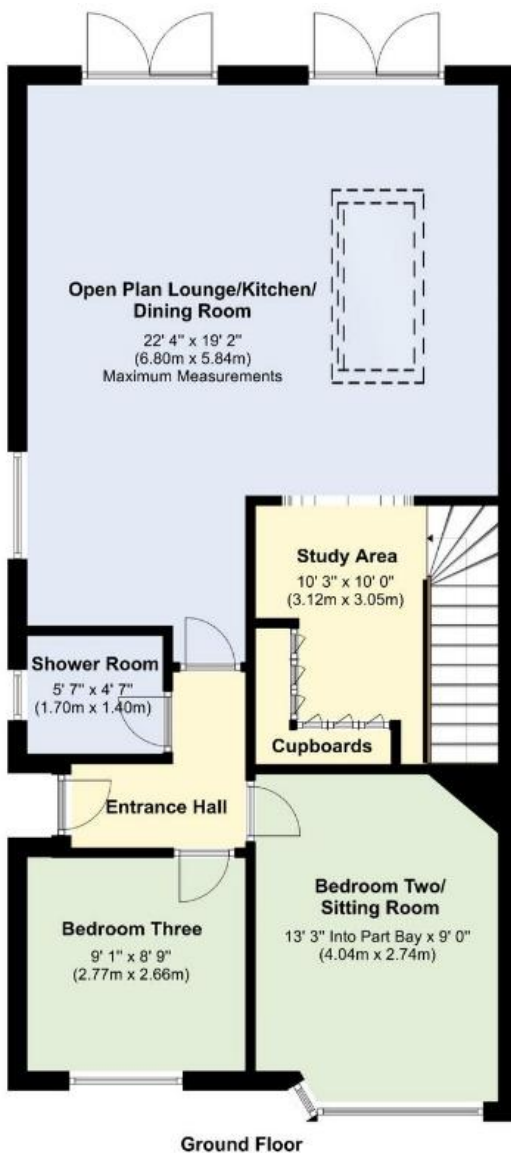
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Property Reference: P2904

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 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:-

Covered entrance with part double glazed composite front door into:

## Entrance Hall:-

Coving to flat ceiling, radiator, laminate flooring. Panelled doors to:

## Lounge/Kitchen/Dining Room:-

22' 4" x 19' 2" (6.80m x 5.84m) Maximum Measurements

A light and airy extended dual aspect room with UPVC double glazed window to the side elevation and two sets of double glazed doors to the rear elevation overlooking and accessing the South facing garden, the kitchen has been refitted with an extensive range of modern base, eye and pull out larder soft close units with composite worktops, butler sink inset with a mixer tap, built-in eye level oven and grill, five ring gas hob with extractor above, integrated slim line dishwasher and full size washing machine, cupboard housing the gas central heating boiler, matching island unit with contrasting composite top, additional storage below and breakfast bar, two contemporary floor to ceiling radiators, continuation of laminate flooring throughout, seating area, TV aerial point, exposed feature brick wall, flat ceiling with spot lights inset and lantern for additional light .Walkway to:



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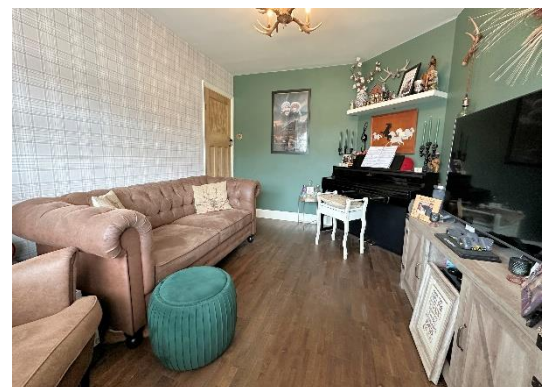
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**Bedroom Two/Sitting Room:-**  
13' 3" Into Part Bay x 9' 0" (4.04m x 2.74m)

UPVC double glazed half bay window to front elevation, radiator, wood effect laminate flooring and flat ceiling.



**Study Area:-**  
10' 3" x 10' (3.12m x 3.05m)

Stairs leading to the first floor with under stairs cupboard, radiator, additional built-in storage cupboards, space for a desk if required, continuation of laminate flooring and flat ceiling.

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## Bedroom Three:-

9' 1" x 8' 9" (2.77m x 2.66m)

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



## Bedroom One:-

14' 5" x 12' 9" (4.39m x 3.88m) Plus Wardrobes

A dual aspect room with UPVC double glazed window to rear elevation and twin double glazed Velux windows to front elevation, radiator, built-in wardrobes with hanging and shelving, wood effect laminate flooring, flat/sloping ceiling. Door to:



## Shower Room:-

5' 7" x 4' 7" (1.70m x 1.40m)

Opaque UPVC double glazed window to side elevation, white suite comprising close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle with Triton electric shower, radiator, part tiled walls and flat ceiling.



## First Floor Landing:-

Door to:

## En Suite Bathroom:-

14' 5" x 4' 8" (4.39m x 1.42m) Maximum Measurements

Double glazed Velux window to the front elevation, suite comprising close coupled WC, his and hers circular wash hand basins with mixer taps, composite top and vanity storage below, tile panelled bath with mixer tap and shower attachment, part tiled walls, access to eaves storage, tiled flooring with underfloor heating, flat/sloping ceiling with extractor.

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## Outside:-

Shingle off road parking to front with side access and a wooden gate giving access to:



## Rear Garden:-

An enclosed South facing rear garden with a composite decking area ideal for entertaining purposes, lawn with raised flower and shrub border, outside power sockets and an additional paved covered seating area with feature outdoor wood burner and storage shed to the side.

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