

£325,000

THE CLOSE, PORTCHESTER, PO16 8AZ



- Two Double Bedrooms
- Entrance Porch & Hallway
- Lounge
- Kitchen
- Lean-To-Conservatory
- Shower Room
- Gas Central Heating
- Double Glazed Windows
- Potential For Off Street Parking
- 22' x 8' Garage/Workshop
- Large Enclosed Rear Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

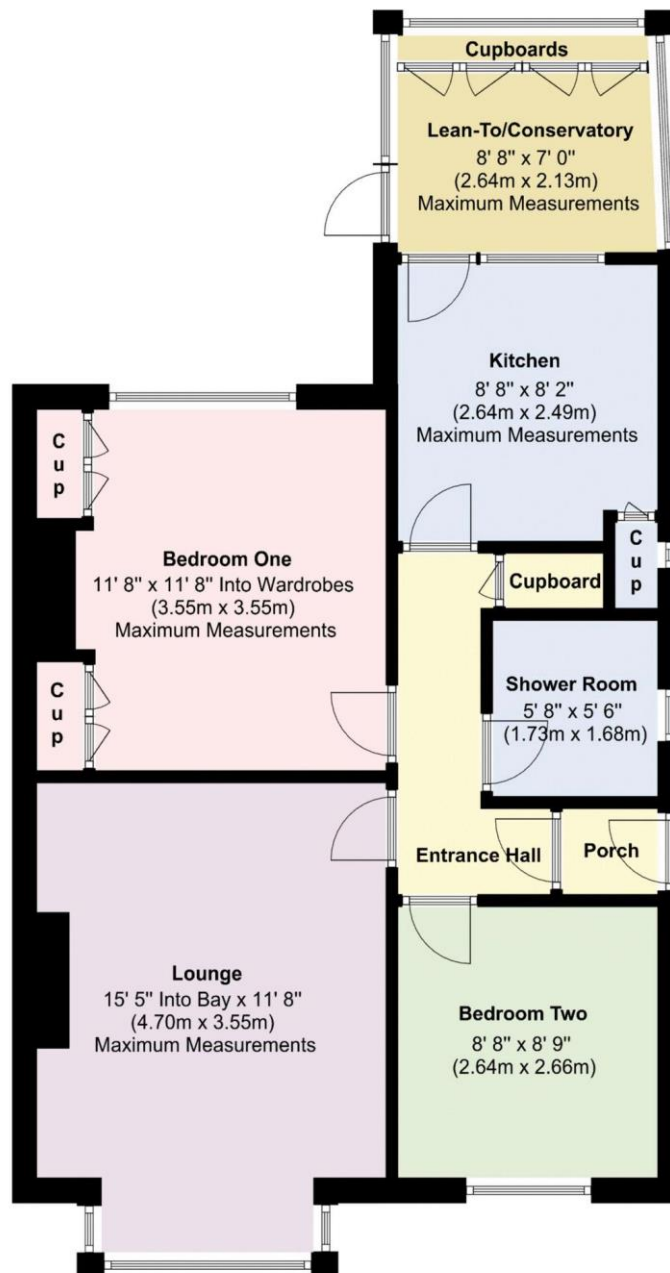
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2811

Council Tax Band: C

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



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The Accommodation Comprises:-

Part double glazed door leading to:

Entrance Porch:-

Further internal door to:

Entrance Hall:-

Picture rail, built-in storage cupboard housing meters, textured ceiling and access to loft via fitted ladder. Doors to:

Lounge:-

15' 5" Into Bay x 11' 8" (4.70m x 3.55m) Maximum Measurements

Double glazed bay window to front elevation, radiator, TV aerial point, feature tiled fireplace with remote control gas fire inset, original built-in glass display unit with low level cupboard below, picture rail and decorative coving to textured ceiling.



Kitchen:-

8' 8" x 8' 2" (2.64m x 2.49m) Maximum Measurements

Double glazed window to rear elevation, fitted base unit, eye level glass display cabinet, worksurface, single bowl stainless steel sink unit, part tiled walls, space for cooker, wall mounted gas central heating boiler, textured ceiling and walk-in larder cupboard with shelving and window. Double glazed door to:



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Lean-To-Conservatory:-

8' 8" x 7' 0" (2.64m x 2.13m) Maximum Measurements

Double glazed windows and door overlooking and accessing the rear garden, space and plumbing for washing machine, space for tumble dryer, storage cupboards and power connected.



Bedroom One:-

11' 8" x 11' 8" Into Wardrobes (3.55m x 3.55m) Maximum Measurements

Double glazed window to rear elevation overlooking the garden, built-in wardrobes, radiator and textured ceiling.



Bedroom Two:-

8' 8" x 8' 9" (2.64m x 2.66m)

Double glazed window to front elevation, radiator, picture rail and textured ceiling.



Shower Room:-

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

Opaque double glazed window to side elevation, suite comprising: shower cubicle with Triton electric shower, close coupled WC, pedestal wash hand basin, part tiled walls, radiator and coving to textured ceiling.

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Outside:-

Front garden laid to lawn with shingle to borders, shrubs, low level brick retaining wall and potential for off road parking. Side access leads to:

Garage/Workshop:-

22' 0" x 8' 0" (6.70m x 2.44m)

Up and over door, power connected, windows to rear and side courtesy door.



Rear Garden:-

Generous size, enclosed, patio area for entertaining purposes, remainder laid to lawn, shingle and shrub borders, flowers and wooden gate leads to driveway.



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