

£375,000

MACAULAY AVENUE, PAULSGROVE, PO6 4NZ



- Three Bedrooms
- Entrance Hallway
- Lounge With Wood Burner
- Semi Open Plan Fitted Kitchen/Dining Room
- Family Room With Bi-Folding Doors
- Downstairs Cloakroom & Utility Room
- Modern First Floor Shower Room
- Gas central Heating & Double Glazed Windows
- Off Street Parking & Garage/Workshop
- West Facing Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

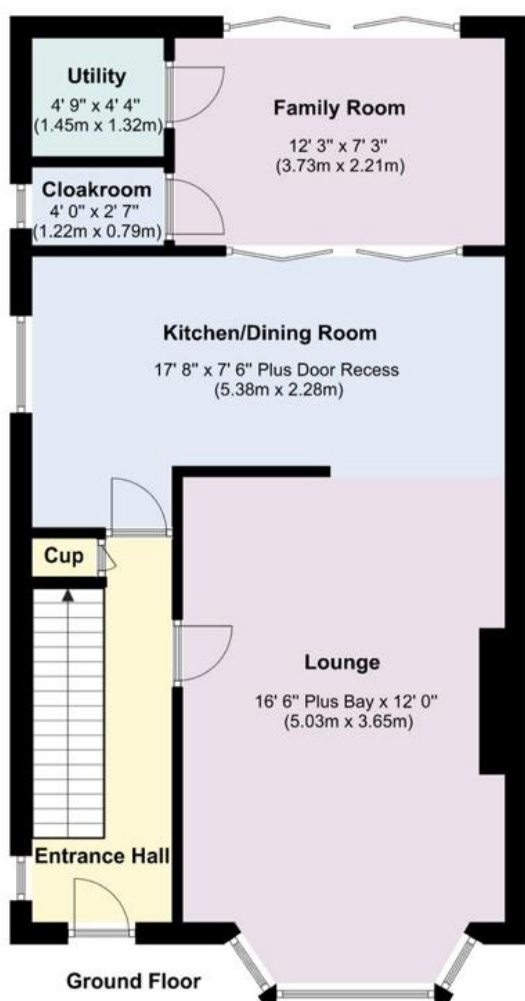
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Property Reference: 000002697

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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 composite front door to:

Entrance Hallway:-

UPVC double glazed window to the side elevation, stairs leading to the first floor with under stairs storage cupboard housing the meters, radiator, textured ceiling, Part glazed doors to:

Lounge:-

16' 6" Plus Bay x 12' 0" (5.03m x 3.65m)

UPVC double glazed bay window to the front elevation with fitted shutter blinds, radiator, TV aerial point, feature wood burner with stone hearth and wooden mantle shelf over, flat ceiling. Walkway to:



Kitchen/Dining Room:-

17' 8" x 7' 6" Plus Door Recess (5.38m x 2.28m)

UPVC double glazed window to the side elevation, the kitchen is fitted with a range of modern base and eye level soft close units, worktops with matching upstands, one and a half bowl single drainer sink unit inset with mixer tap and glass splashback, built-in double oven, gas hob with concealed extractor, built-in undercounter fridge, integrated slim line dishwasher, built in combi microwave, dining area with space for a table and chairs, radiator, tiled flooring throughout, flat ceiling with spotlight inset. UPVC double glazed bi-folding doors to:



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Family Room:-

12' 3" x 7' 3" (3.73m x 2.21m)

Radiator, additional seating, continuation of tiled flooring, flat ceiling with spotlights inset, UPVC double glazed bi-folding doors overlooking and accessing the garden. Further internal doors to:



Downstairs Cloakroom:-

4' 0" x 2' 7" (1.22m x 0.79m)

Opaque UPVC double glazed window to the side elevation, suite comprising close coupled WC, wash hand basin with mixer tap, matching wall and floor tiling and flat ceiling.

Utility Room:-

4' 9" x 4' 4" (1.45m x 1.32m)

Wall mounted gas central boiler, plumbing for washing machine, space for additional appliances and tiled flooring.

First Floor Landing:-

UPVC double glazed window to the side elevation, textured ceiling, access to the loft via a fitted ladder. Doors to:

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Bedroom One:-

15' 2" x 10' 5" (4.62m x 3.17m) Maximum Measurements

UPVC double glazed window to the front elevation with fitted shutter blinds, radiator, wood effect laminate flooring and flat ceiling.



Bedroom Two:-

11' 4" x 10' 8" (3.45m x 3.25m)

UPVC double glazed window to the rear elevation, radiator and flat ceiling.



Bedroom Three:-

10' 1" x 7' 2" (3.07m x 2.18m) Maximum Measurements

UPVC double glazed window to the front elevation with fitted shutter blinds, radiator and flat ceiling.



Shower Room:-

7' 9" x 6' 7" (2.36m x 2.01m)

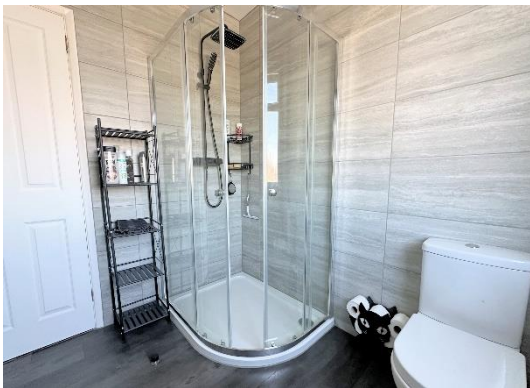
Opaque UPVC double glazed window to the rear elevation, modern white suite comprising shower cubicle with Triton rainwater and handheld shower, close couple WC, wall mounted wash hand basin with mixer tap and vanity storage below, tiled walls, heated towel rail, wood effect laminate flooring and flat ceiling with spotlights inset.

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Rear Garden:-

The enclosed rear garden is West facing with patio areas for entertaining purposes, views towards Portsmouth Harbour, water tap, outside lighting and power sockets.



Outside:-

To the front of the property there is block paved off street parking with brick retaining wall. Side access leads to the garage/workshop with up/over door and power connected.



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