

GUIDE PRICE £400,000 - £415,000

ALTON GROVE, PORTCHESTER, PO16 9NQ



- Three bedrooms
- Entrance Hallway
- Lounge
- Separate Dining Room & Conservatory
- Fitted Kitchen & Utility Area
- Ground Floor Bathroom & First Floor Shower Room
- Gas central Heating & Double Glazed Windows
- Off Street Parking
- 21' Garage/Workshop

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

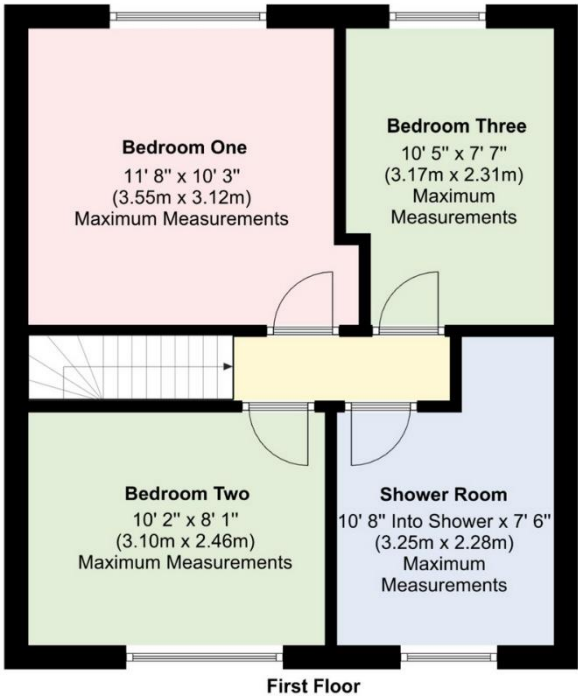
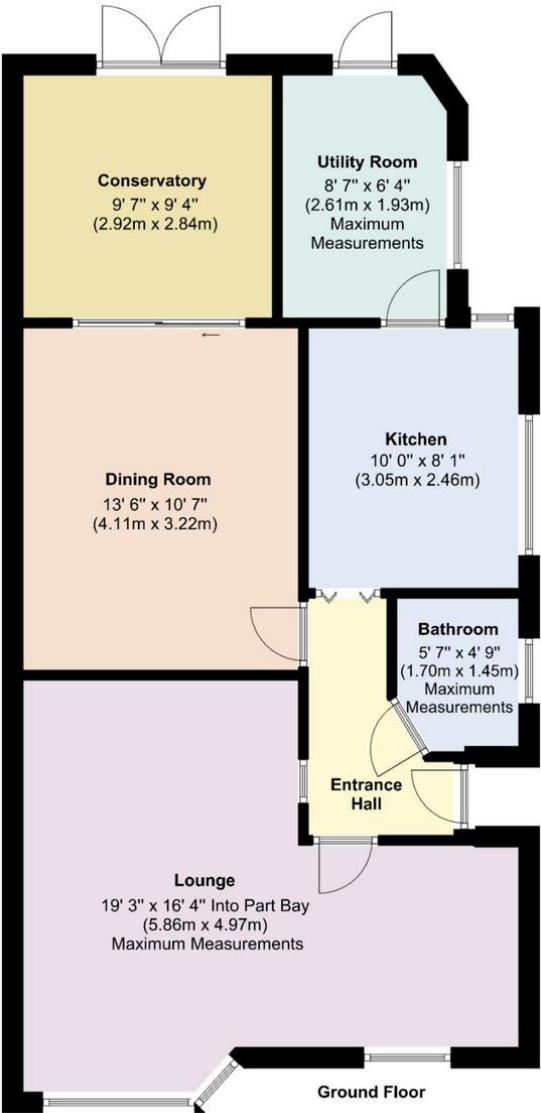
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Property Reference : P2860

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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 front door to:

Entrance Hallway:-

Feature circular window, radiator with decorative cover, picture rail, flat/curved ceiling. Doors to:

Lounge:-

19' 3" x 16' 4" Into Part Bay (5.86m x 4.97m) Maximum Measurements

UPVC double glazed windows to the front elevation with views, stairs leading to the first floor, two radiators, TV aerial point, feature fireplace with remote control living flame gas fire inset, picture rail and flat/curved ceiling.



Dining Room:-

13' 6" x 10' 7" (4.11m x 3.22m)

Radiator, space for a table and chairs, picture rail, flat/curved ceiling. UPVC double glazed sliding patio door to:



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Conservatory:-

9' 7" x 9' 4" (2.92m x 2.84m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, power connected, tiled flooring and double glazed self cleaning glass roof.



Kitchen:-

10' 0" x 8' 1" (3.05m x 2.46m)

A dual aspect room with UPVC double glazed windows to the side and rear elevations, the kitchen is fitted with a range of base and eye level storage units, roll top work surfaces, one and a half bowl sink unit inset with mixer tap and part tiled walls, built-in oven and grill, gas hob with concealed extractor, space and plumbing for washing machine, tumble dryer and additional appliances, work surface above, power connected and double glazed self cleaning glass roof. UPVC double glazed door to:



Utility Area:-

8' 7" x 6' 4" (2.61m x 1.93m) Maximum Measurements

UPVC double glazed windows and door overlooking and accessing the garden, space and plumbing for washing machine, tumble dryer and additional appliances, work surface above, power connected and double glazed self cleaning glass roof.



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Bathroom:-

5' 7" x 4' 9" (1.70m x 1.45m) Maximum Measurements

Opaque UPVC double glazed window to the side elevation, white suite comprising panelled bath with mixer tap and shower attachment, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, part tiled walls, heated towel rail, tiled flooring and flat ceiling with spotlights inset.



First Floor Landing:-

Flat/sloping ceiling with access to the loft via a fitted ladder. Doors to:

Bedroom One:-

11' 8" x 10' 3" (3.55m x 3.12m) Maximum Measurements

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



Bedroom Two:-

10' 2" x 8' 1" (3.10m x 2.46m) Maximum Measurements

UPVC double glazed window to the front elevation with views, radiator, access to eaves storage and flat/sloping ceiling.



Bedroom Three:-

10' 5" x 7' 7" (3.17m x 2.31m) Maximum Measurements

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



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Shower Room:-

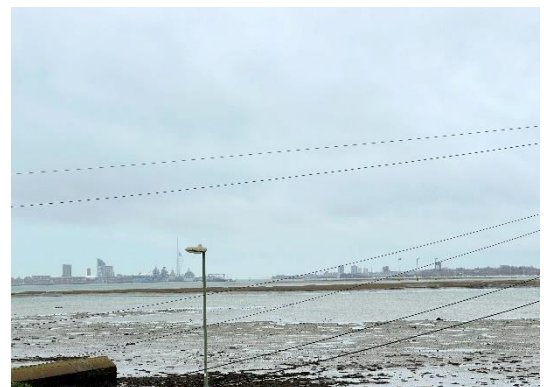
10' 8" Into Shower x 7' 6" (3.25m x 2.28m) Maximum Measurements

UPVC double glazed window to the rear elevation with views, suite comprising tiled shower cubicle, close coupled WC, wash hand basin with mixer tap, vanity storage below and tiled splashback. chrome heated towel rail, tiled flooring and flat/sloping ceiling with extractor.



Outside:-

To the front of the property there is off street parking available and a lawn section with shrub borders and brick retaining wall and outside power socket. Side access leads to the 21' extended garage/workshop with power connected, roller door and UPVC double glazed side window and courtesy door.



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Rear Garden:-

Double opening wooden gates lead to the enclosed rear garden with a patio area for entertaining, lawn with shrub borders and a wooden shed to remain.



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