Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£259,995

GREBE CLOSE, PORTCHESTER, FAREHAM, PO16 8QN



- Two Bedrooms
- Entrance Lobby
- Modern Fitted KItchen
- Lounge/Dining Room
- Conservatory
- First Floor Bathroom
- Double Glazed Windows
- Gas Central Heating
- Enclosed Rear Garden
- Garage & Off Street Parking

Portchester Office
92 West Street Portchester Hampshire PO16 9UQ
Tel: 02392 327 070 | E: jane.benfield@fenwicks-estates.co.uk
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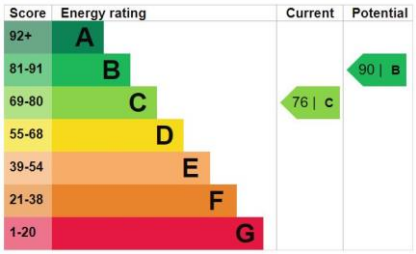
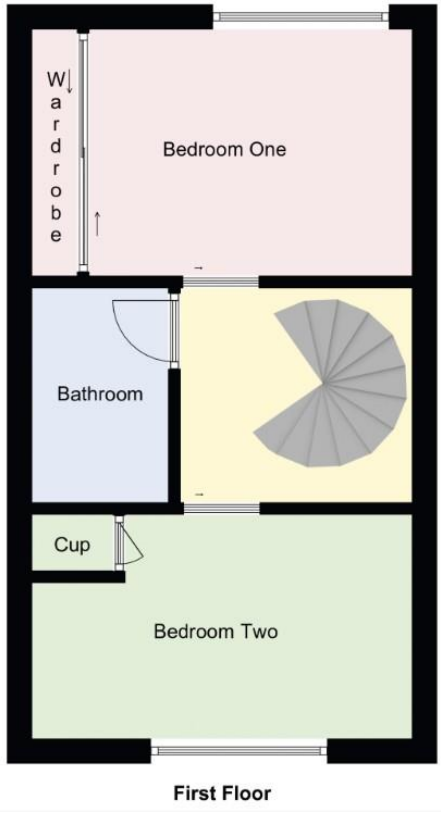


Property Reference: P2960

Council Tax Band: B

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





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The Accommodation Comprises:-

Part double glazed composite front door into:

Entrance Lobby:-

Built in storage cupboard, modern contemporary style radiator, wood effect laminate flooring, space for fridge/freezer, flat ceiling with spotlights inset and walkways to:

Kitchen:-
7' 5'' x 7' 2'' (2.26m x 2.18m)

UPVC double glazed window to the front elevation. The kitchen is fitted with a modern range of matching base and eye level soft close units, work surfaces with matching upstands, stainless steel sink unit inset with mixer tap, built-in oven and gas hob, integrated dishwasher and washing machine, wall mounted gas central heating boiler, continuation of wood effect laminate flooring and flat ceiling with spotlights inset.







Lounge/Dining Room:-
16' 3'' x 12' 7'' (4.95m x 3.83m) Maximum Measurements

Stairs leading to the first floor, radiator, feature fireplace, wood effect laminate flooring, TV aerial point, space for a small table and chairs if required, coving to flat ceiling and double glazed sliding patio door to:





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Conservatory:-
10' 11'' x 8' 1'' (3.32m x 2.46m)

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



First Floor Landing:-

Textured ceiling with smoke detector and sliding doors to:

Bedroom One:-
12' 7'' Into Wardrobes x 8' 3'' (3.83m x 2.51m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, mirror fronted built-in wardrobe and coving to textured ceiling.





Bedroom Two:-
12' 7'' x 7' 5'' (3.83m x 2.26m) Maximum Measuremnents

UPVC double glazed window to front elevation, built-in storage/airing cupboard, radiator, coving to textured ceiling with access to insulated and part boarded loft.



Bathroom:-
7' 1'' x 4' 6'' (2.16m x 1.37m)

White suite comprising panelled bath with mixer tap and Triton electric shower, close coupled WC, wash hand basin with mixer tap and vanity storage below, tiled walls, radiator, tiled flooring and flat ceiling with spotlights inset and extractor.

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Outside:-

To the front of the property there is an open plan front garden laid to lawn, bin storage cupboard housing the meters, garage/workshop with up and over door, side courtesy door and off street parking directly in front.









Rear Garden:-

Lawn area with shrubs inset and mature hedging.

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