

OFFERS IN EXCESS OF £350,000

THE DOWNSWAY, PORTCHESTER, PO16 8NX



- Three Bedrooms
- Entrance Hall
- Lounge
- Modern Fitted Kitchen/Dining Room
- Conservatory
- Downstairs W.C
- Modern First Floor Bathroom
- Double Glazed Windows & Gas Central Heating
- 22' x 16' Double Garage/Workshop To Rear
- Generous Enclosed Rear Garden

Portchester Office

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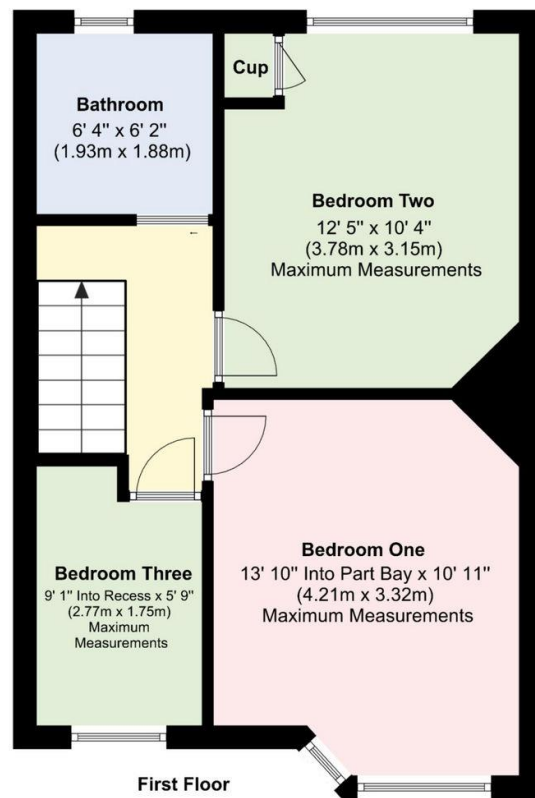
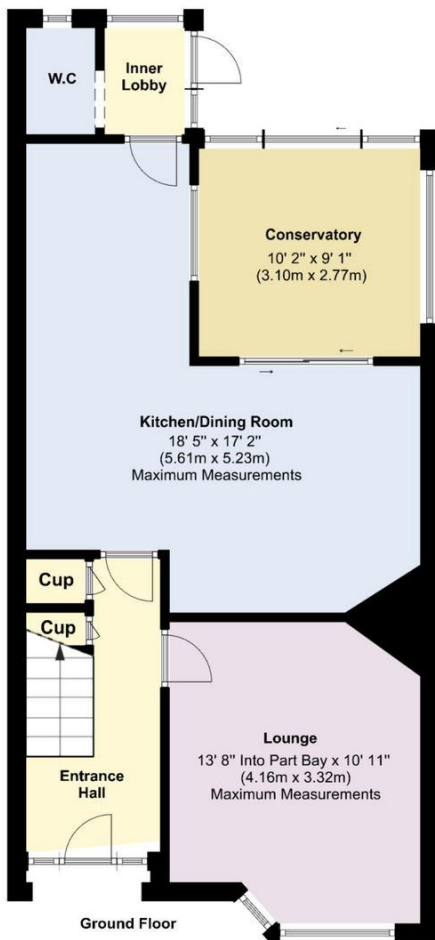
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Property Reference: P2917

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B4 B
69-80	C	70 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:-

Open entrance porch and part double glazed composite front door with matching side panels into:

Entrance Hall:-

Stairs leading to first floor, under stairs storage cupboard housing the meters, radiator, wood effect laminate flooring, coving to flat ceiling. Doors to:

Lounge:-

13' 8" Into Part Bay x 10' 11" (4.16m x 3.32m) Maximum Measurements

UPVC double glazed half bay window to front elevation, radiator, wall mounted storage cupboards, TV aerial point and flat ceiling with spot lights inset.



Kitchen/Dining Room:-

18' 5" x 17' 2" (5.61m x 5.23m) Maximum Measurements



Kitchen Area:-

18' 5" x 6' 3" (5.61m x 1.90m)

Internal UPVC double glazed window looking into the conservatory, the kitchen area is fitted with a matching range of modern base, eye level and larder style soft close storage units, roll top work surfaces incorporating a breakfast bar, one and a half bowl sink unit with mixer tap and part tiled walls, hob with extractor canopy over, built-in eye level oven and grill, built-in fridge/freezer, integrated washing machine and dishwasher, wood effect laminate flooring, coving to flat ceiling with spotlights inset. Glazed door to rear lobby.

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Conservatory:-

10' 2" x 9' 1" (3.10m x 2.77m)

UPVC double glazed windows and sliding patio door overlooking and accessing the rear garden, radiator and power/light connected.



Rear Lobby:-

4' 5" x 3' 7" (1.35m x 1.09m)

Replacement UPVC double glazed windows and door overlooking and accessing the rear garden, wood effect laminate flooring, flat ceiling with spotlights inset. Access to:

Dining Area:-

12' 5" x 10' 5" (3.78m x 3.17m)

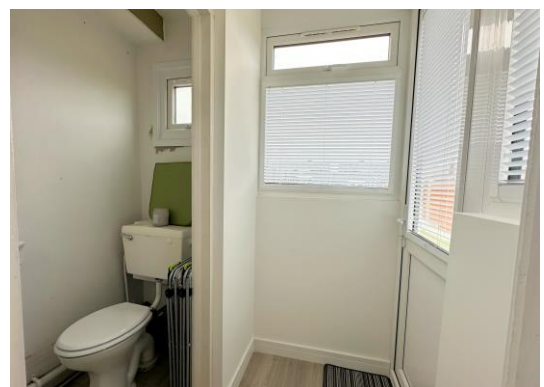
Space for table and chairs, radiator with decorative cover, continuation of wood effect laminate flooring, coving to flat ceiling with spotlights inset. Double glazed sliding patio door to:



Downstairs Cloakroom:-

4' 5" x 3' 0" (1.35m x 0.91m)

Opaque double glazed window to rear elevation, low level WC, wash hand basin with mixer tap, radiator, wood effect laminate flooring and flat ceiling with spotlights inset.



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First Floor Landing:-

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

Bedroom One:-

13' 10" Into Part Bay x 10' 11" (4.21m x 3.32m) Maximum Measurements

UPVC double glazed half bay window to front elevation, radiator, fitted wardrobes and flat ceiling.



Bedroom Three:-

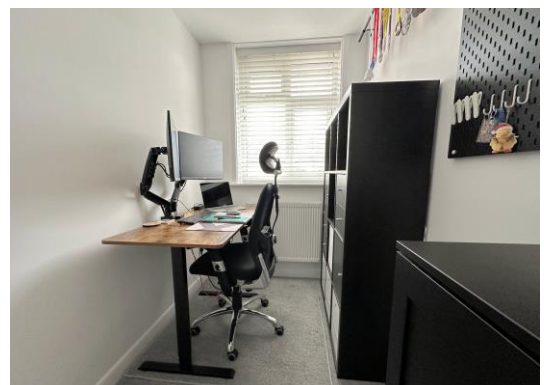
9' 1" Into Recess x 5' 9" (2.77m x 1.75m) Maximum Measurements

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

Bedroom Two:-

12' 5" x 10' 4" (3.78m x 3.15m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in storage cupboard housing the gas central heating boiler and flat ceiling.



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Bathroom:-

6' 4" x 6' 2" (1.93m x 1.88m)

Opaque UPVC double glazed window to rear elevation, white suite comprising panelled bath with mixer tap, Mira rainwater shower with handheld shower attachment and shower screen, close coupled WC, pedestal wash hand basin, part tiled walls, contemporary heated towel rail, tiled flooring, flat ceiling with spotlights inset and extractor.



Rear Garden:-

Patio area with space for table and chairs, water tap, remainder laid mainly to lawn and wooden gate to rear.



Outside:-

The front of the property there is a resin driveway allowing off street parking for several vehicles, electric car charging point and water tap. Rear vehicular access leads to a double garage/workshop with a wooden gate to the garden.



Garage/Workshop:-

22' 4" x 15' 9" (6.80m x 4.80m)

Up and over door, double glazed window and double glazed door to the rear garden.

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