

## £339,995

### THE LEAWAY, PORTCHESTER, PO16 8PH



- Three Bedrooms
- Entrance Hallway
- Lounge/Dining Room
- Fitted Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- Gas Central Heating & Double Glazed Windows
- Off Street Parking
- Garage/Workshop
- Enclosed Southerley Facing Garden
- NO CHAIN AHEAD

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [tiffany.porchester@fenwicks-estates.co.uk](mailto:tiffany.porchester@fenwicks-estates.co.uk)

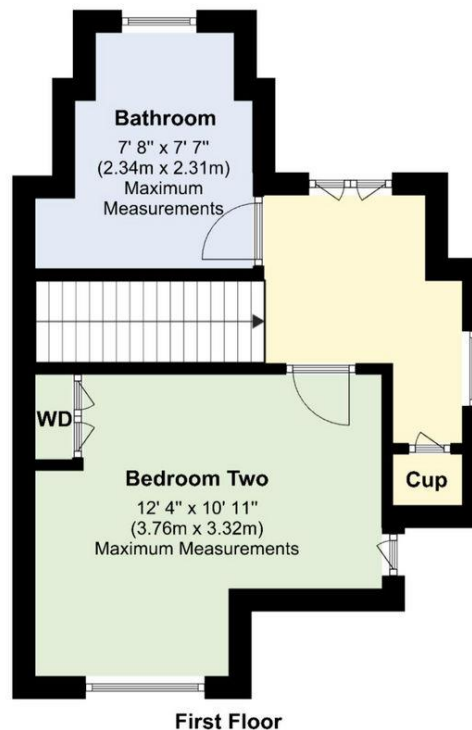
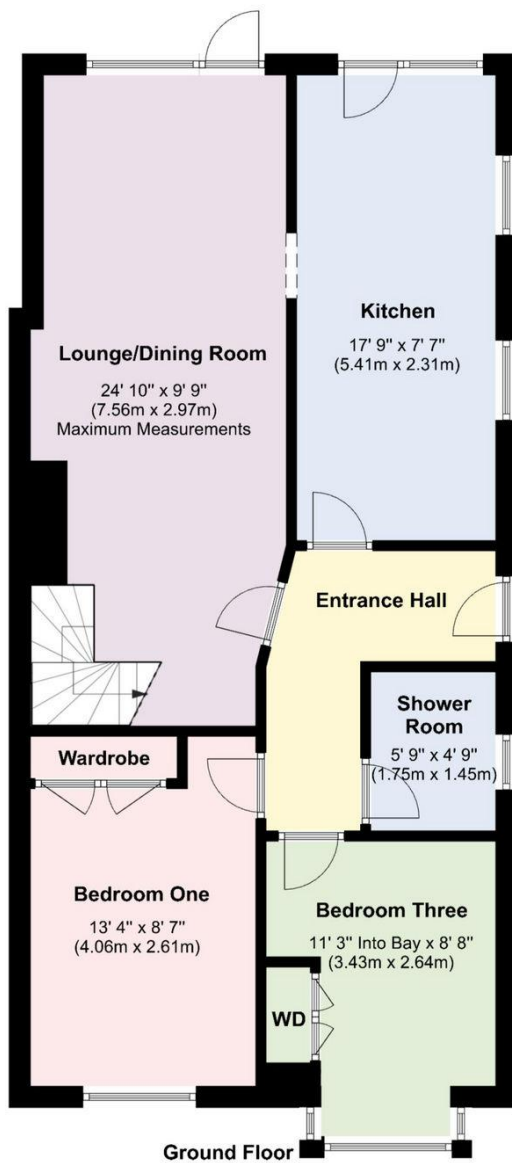
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2922

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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:-

Part glazed composite front door to:

## Entrance Hallway:-

Radiator, coving to textured ceiling. Doors to:

## Lounge/Dining Room:-

24' 10" x 9' 9" (7.56m x 2.97m) Maximum Measurements

Return staircase leading to the first floor, feature fireplace, two radiators, dining area space for a table and chairs if required, UPVC double glazed window and door overlooking and accessing the garden. Walkway to:



## Kitchen:-

17' 9" x 7' 7" (5.41m x 2.31m)

A dual aspect room with UPVC double glazed windows to the side and rear elevations, the kitchen itself is fitted with a range of base, eye and larder style storage cupboards with roll top work surfaces, one and a half bowl single drainer sink unit inset with a mixer tap and part tiled walls, built-in eye level oven and grill, electric hob with extractor canopy above, space and plumbing for washing machine, tumble dryer and dishwasher, radiator, coving to textured ceiling. UPVC part double glazed door leading to the garden.



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### Bedroom Three:-

11' 3" Into Bay x 8' 8" (3.43m x 2.64m)

UPVC double glazed bay window to the front elevation, radiator, built-in bedroom furniture and textured ceiling.



### Bedroom One:-

13' 4" x 8' 7" (4.06m x 2.61m)

UPVC double glazed window to the front elevation, radiator, built-in wardrobes and coving to textured ceiling.



### Shower Room:-

5' 9" x 4' 9" (1.75m x 1.45m)

Opaque UPVC double glazed window to the side elevation, suite comprising shower cubicle with Mira shower, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, tiled walls, heated towel rail and coving to textured ceiling with extractor.

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### First Floor Landing:-

Opaque UPVC double glazed window to the side elevation, built-in storage cupboard housing the gas central heating boiler, access to further eaves storage, coving to textured ceiling with access to a loft area. Doors to:

### Bedroom Two:-

12' 4" x 10' 11" (3.76m x 3.32m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, access to eaves storage and textured ceiling.



### Bathroom:-

7' 8" x 7' 7" (2.34m x 2.31m) Maximum Measurements

UPVC double glazed window to the rear elevation, suite comprising panelled bath with mixer tap, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, part tiled walls, chrome heated towel rail and coving to textured ceiling with extractor.



### Outside:-

Off street parking at the front with shrub borders and brick retaining wall. Side access leads to the garage/workshop with power up/over door.



### Rear Garden:-

A wooden gate gives pedestrian access to the enclosed southerly facing rear garden with a patio area for entertaining purposes, water tap, lawn section with further shrub borders, summer house, wooden shed and greenhouse to remain.



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