

## £310,000

### SIMPSON CLOSE, PORTCHESTER, PO16 8EJ



- Three Bedrooms
- Entrance Hallway
- Downstairs Cloakroom
- Lounge
- Fitted Kitchen/Dining Room
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed West Facing Rear Garden
- Garage/Workshop & Parking

#### 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)

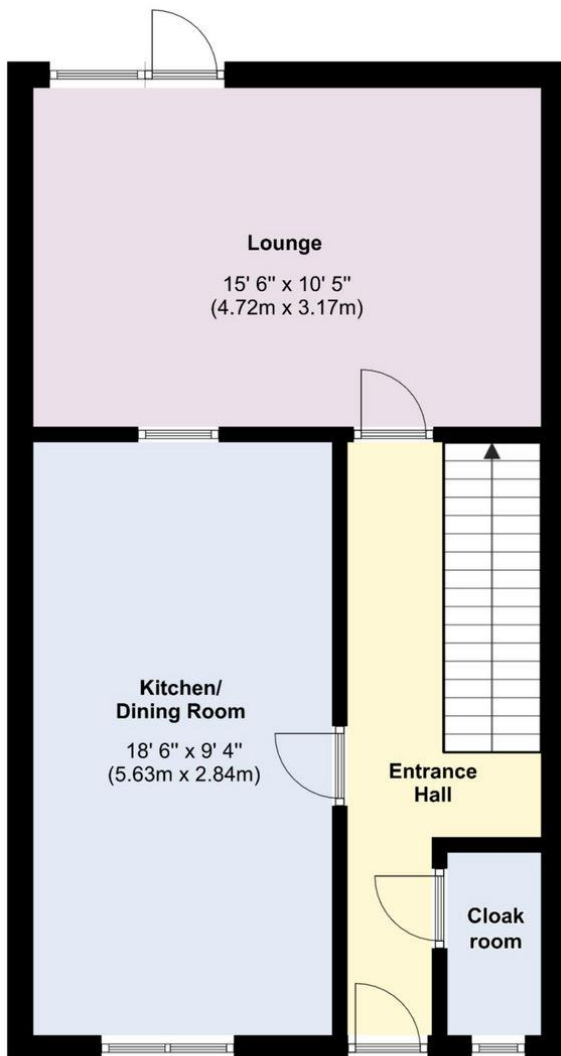
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Property Reference: P2913

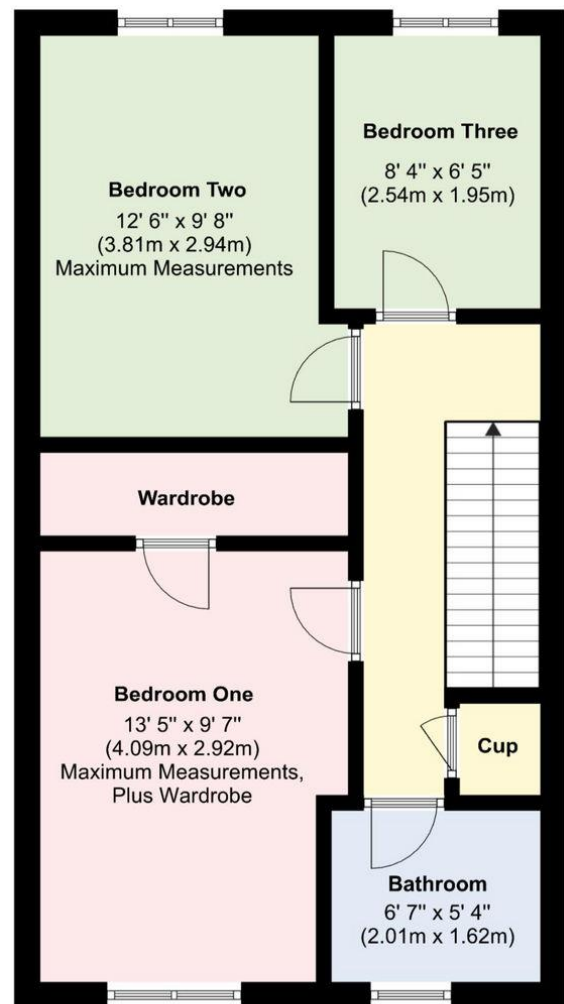
Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor



First Floor

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## The Accommodation Comprises:-

UPVC part double glazed front door to:

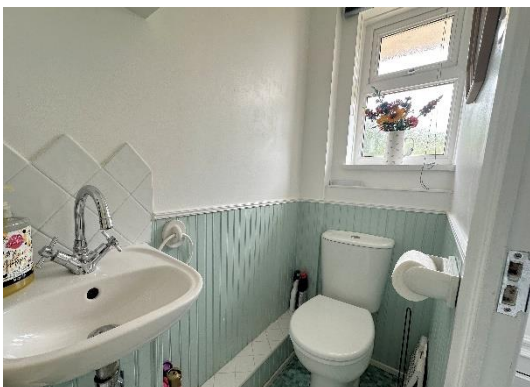
## Entrance Hallway:-

Stairs leading to the first floor with oak and glass balustrade, under stair storage cupboard, radiator, flat ceiling with spotlights inset. Doors to:



## Downstairs Cloakroom:-

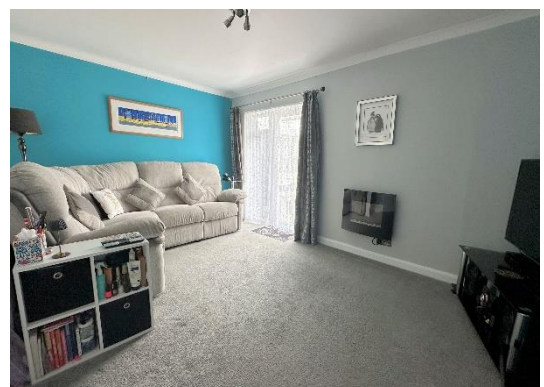
Opaque UPVC double glazed window to the front elevation, suite comprising close coupled WC, wash hand basin with mixer tap and tiled splashback, radiator, half height panelling to the walls and coving to flat ceiling.



## Lounge:-

15' 6" x 10' 5" (4.72m x 3.17m)

Wall mounted electric fire, TV aerial point, radiator, UPVC double glazed door with matching side panel overlooking accessing the garden and coving to flat ceiling.



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## Kitchen/Dining Room:-

18' 6" x 9' 4" (5.63m x 2.84m)

UPVC double glazed window to the front elevation, the kitchen is fitted with a range of matching base and eye level units with roll top work surfaces, one and a half bowl single drainer sink unit inset with mixer tap and part tiled walls, built-in eye level oven and grill, halogen hob with extractor canopy above, space and plumbing for washing machine, dishwasher and tumble dryer if required, integrated fridge/freezer, replacement wall mounted gas central heating boiler, dining area with space for a table and chairs, radiator, wood effect laminate flooring and coving to flat ceiling with spotlights inset.



## First Floor Landing:-

Built-in storage cupboard, flat ceiling with spotlights inset, access to the loft via a fitted ladder. Doors to:



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## Bedroom One:-

13' 5" x 9' 7" (4.09m x 2.92m) Maximum Measurements, Plus Wardrobe

UPVC double glazed window to the front elevation, radiator, built-in walk-in wardrobe and flat ceiling.



## Bedroom Three:-

8' 4" x 6' 5" (2.54m x 1.95m)

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



## Bedroom Two:-

12' 6" x 9' 8" (3.81m x 2.94m) Maximum Measurements

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

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## Bathroom:-

6' 7" x 5' 4" (2.01m x 1.62m)

Opaque UPVC double glazed window to the front elevation, white suite comprising panelled bath with mixer tap and shower attachment, separate Mira shower, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, chrome heated towel rail, wood effect laminate flooring, flat ceiling with spotlights inset and extractor.



## Outside:-

A low maintenance shingle front garden.



## Rear Garden:-

Rear access and a wooden gate leads to the enclosed West facing garden with raised decking for entertaining purposes, remainder laid to lawn and a brick built garage/workshop with up/over door and parking immediately outside.

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## Agents Note:-

Please note this property is 'Wimpey No-Fines' construction, particularly if you require a mortgage.

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