

£379,950

KING GEORGE ROAD, PORTCHESTER, PO16 9RL



- Three Bedrooms
- Entrance Hallway
- 24' Lounge/Dining Room
- 22' Fitted Kitchen
- White Bathroom Suite
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking & 20' x 16' Double Garage/Workshop
- Established Corner Plot Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

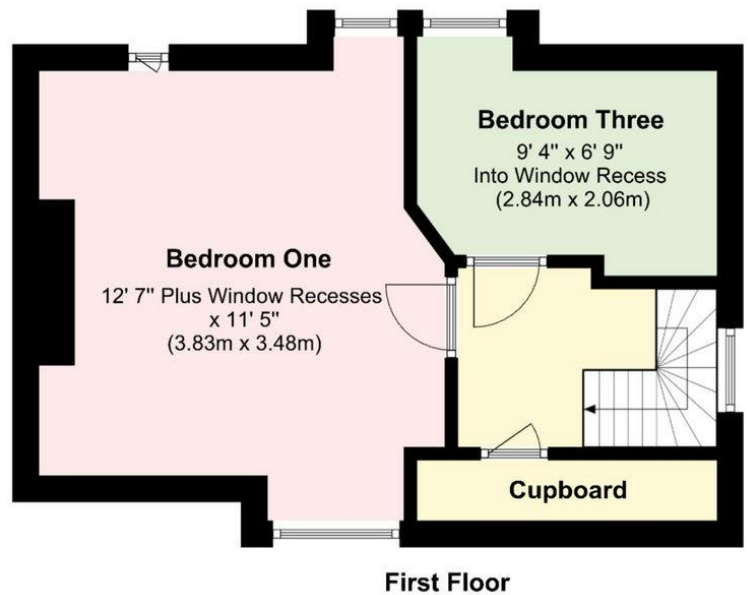
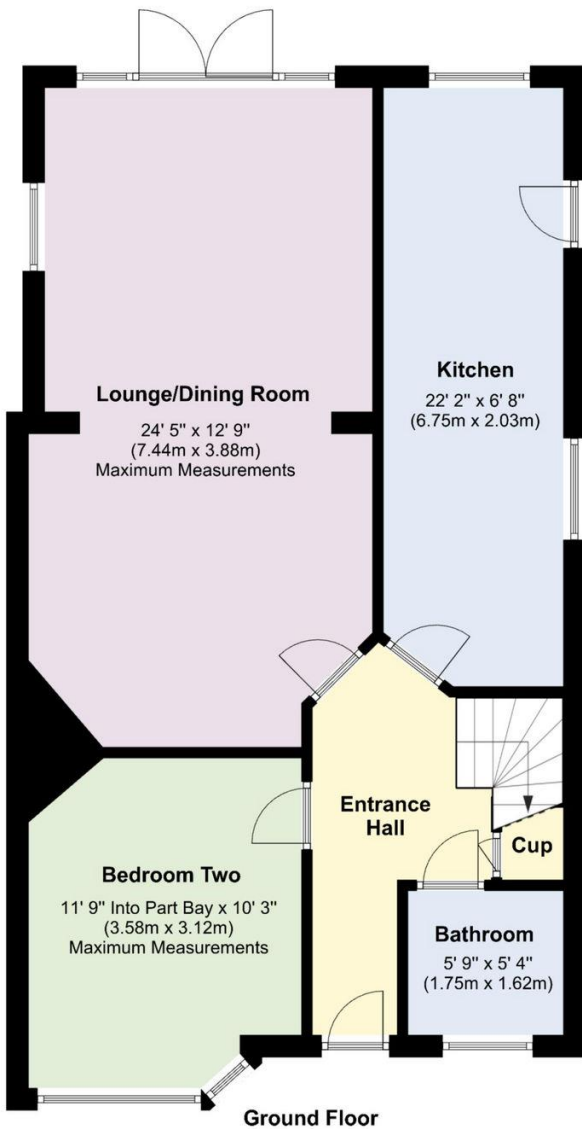
www.fenwicks-estates.co.uk

Property Reference: P2900

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



The Accommodation Comprises:-

Part double glazed composite front door to:

Entrance Hallway:-

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

Extended Lounge/Dining Room:-

24' 5" x 12' 9" (7.44m x 3.88m) Maximum Measurements

A dual aspect room with UPVC double glazed windows and double doors to the side and rear elevations overlooking and accessing the garden, two radiators, feature tiled fireplace, continuation of wood effect laminate flooring, TV aerial point, space for a table and chairs and flat ceiling.



Extended Kitchen:-

22' 2" x 6' 8" (6.75m x 2.03m)

A dual aspect room with UPVC double glazed windows to the side and rear elevations overlooking the garden, the kitchen is fitted with a range of matching base and eye level units with roll top work surfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, radiator, wall mounted gas central heating boiler, space and plumbing for dishwasher, space for cooker, further matching utility area with space and plumbing for washing machine and tumble dryer, roll top work surface above and tiled surround, wood effect laminate flooring, flat ceiling. UPVC double glazed door leading to the garden.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Downstairs Bathroom:-

5' 9" x 5' 4" (1.75m x 1.62m)

Opaque UPVC double glazed window to the front elevation, white suite comprising P shaped panelled bath with mains shower over and screen, pedestal wash hand basin, close couple WC, part tiled walls, chrome heated towel rail and flat ceiling with extractor.



Bedroom Two:-

11' 9" Into Part Bay x 10' 3" (3.58m x 3.12m) Maximum Measurements

UPVC double glazed half bay window to the front elevation, radiator, wood effect laminate flooring and flat ceiling.



First Floor Landing:-

UPVC double glazed window to the side elevation, built-in eaves storage cupboard, flat/sloping ceiling, radiator. Doors to:

Bedroom One:-

12' 7" Plus Window Recesses x 11' 5" (3.83m x 3.48m)

A dual aspect room with UPVC double glazed windows to the front and rear elevations, radiator, access to eaves storage and flat/sloping ceiling.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Bedroom Three:-
9' 4" x 6' 9" Into Window Recess (2.84m x 2.06m)

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



Outside:-

The property benefits from a generous corner plot garden with a low maintenance shingle frontage.



Rear Garden:-

There are also double opening secure wooden gates to the rear of the property allowing off street parking for several vehicles and leading to a detached 20' x 16' double garage/workshop with up/over door and side courtesy door. There is also a South Westerly facing enclosed side and rear garden with lawn, shrub borders and a patio for entertaining purposes.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

