

Offers in Excess of £325,000

Jute Close, Portchester, PO16 8EZ



- Three Bedrooms
- Entrance Hallway & Walk-In-Storage/Utility Cupboard (previously cloakroom/WC)
- Lounge/Dining Room Overlooking & Accessing The Garden
- Fitted Kitchen/Breakfast Room
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Garage/Workshop
- Off Street Parking

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

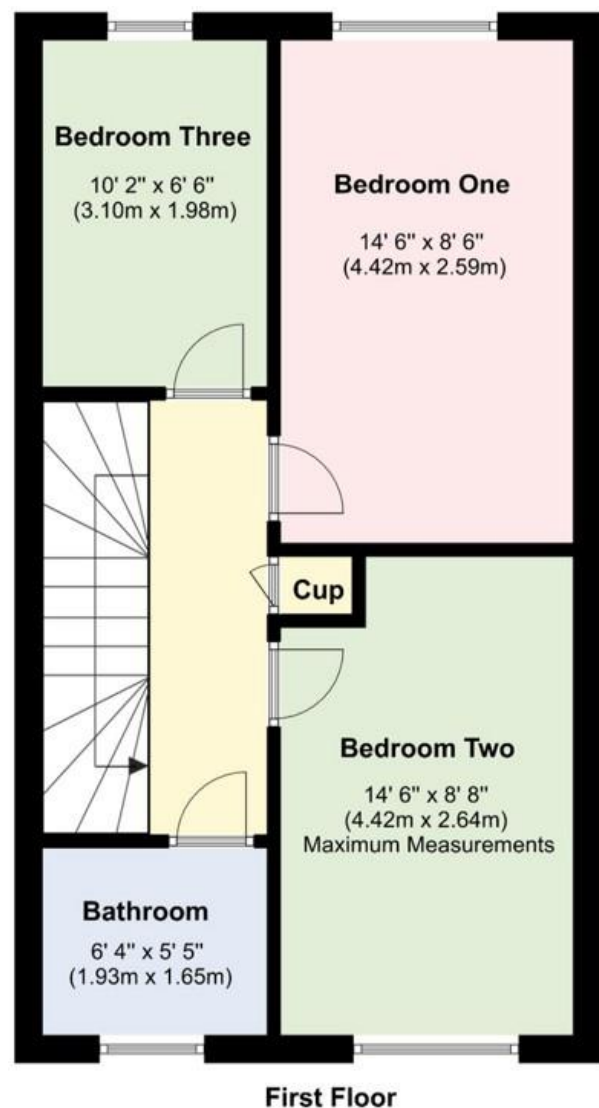
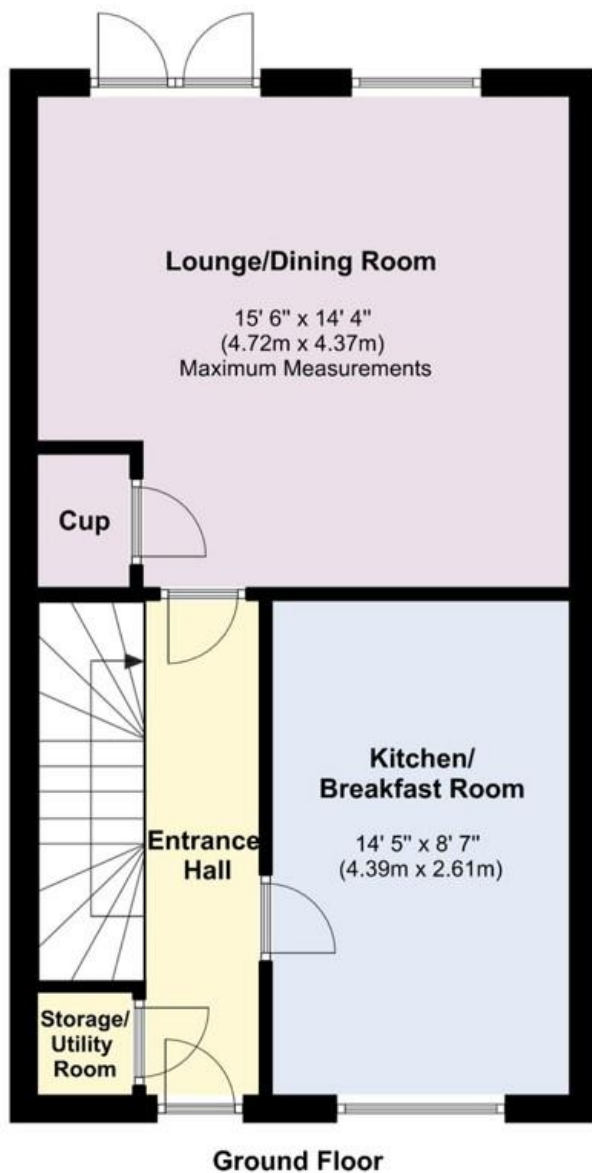
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Property Reference: P2943

Council Tax Band: C

Awaiting EPC

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



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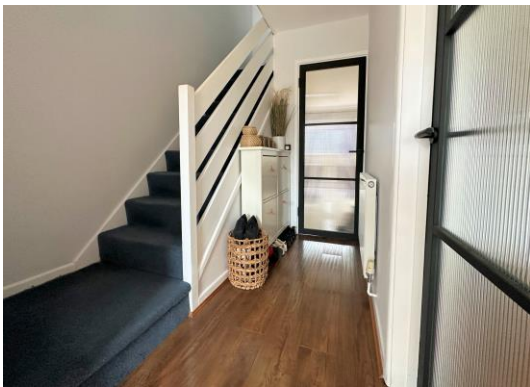
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The Accommodations Comprises:-

UPVC part double glazed front door to:

Entrance Hallway:-

Stairs leading to the first floor, radiator, wood effect laminate flooring, flat ceiling. Replacement doors to:



Storage/Utility Room:-

Opaque UPVC double glazed window to the front elevation, plumbing and drainage connected and flat ceiling.

Lounge/Dining Room:-

15' 6" x 14' 4" (4.72m x 4.37m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, radiator, TV aerial point, built-in under stairs storage cupboard and coving to flat ceiling.



Kitchen/Breakfast Room:-

14' 5" x 8' 7" (4.39m x 2.61m)

UPVC double glazed window to the front elevation, the kitchen is fitted with a range of base, eye and larder style matching storage cupboards with roll top work surfaces, one and half bowl single drainer sink unit inset with a mixer tap and part tiled walls, two built in ovens, five ring gas hob with extractor canopy and splashback, space and plumbing for washing machine, recess for fridge/freezer, kick board lighting, radiator, space for a table and chairs if required, wood effect laminate flooring and coving to flat ceiling.



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First Floor Landing:-

Built-in storage cupboard, flat ceiling with access to the loft.
Replacement doors to:

Bedroom One:-

14' 6" x 8' 6" (4.42m x 2.59m)

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



Bedroom Two:-

14' 6" x 8' 8" (4.42m x 2.64m) Maximum Measurements

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



Bedroom Three:-

10' 2" x 6' 6" (3.10m x 1.98m)

UPVC double glazed window to the rear elevation overlooking the garden radiator and textured ceiling.



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Bathroom:-

6' 4" x 5' 5" (1.93m x 1.65m)

Opaque UPVC double glazed window to the front elevation, white suite comprising panelled bath with Mira shower and screen, wash and basin with mixer tap, close coupled WC, part tiled walls, chrome heated towel rail, tiled flooring and textured ceiling.



Outside:-

To the front of the property there is an open plan garden laid to lawn with pathway leading to the front door.



Rear Garden:-

Side access leads to the garage in a block with up/over door and off street parking directly outside. Pedestrian access and a wooden gate takes you to the enclosed rear garden with a patio area for entertaining purposes, the remainder is mainly to lawn with raised decking.

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