

£359,995

NEWTOWN, PORTCHESTER, FAREHAM, PO16 8BE



- Three Bedrooms
- Entrance Lobby
- Downstairs Cloakroom
- Lounge
- Fitted Kitchen/Dining Room
- Modern First Floor Shower Room
- UPVC Double Glazed Windows & Gas Central Heating
- Off Street Parking
- Enclosed Rear Garden & Outside Utility Room
- Central Cul-De-Sac Location

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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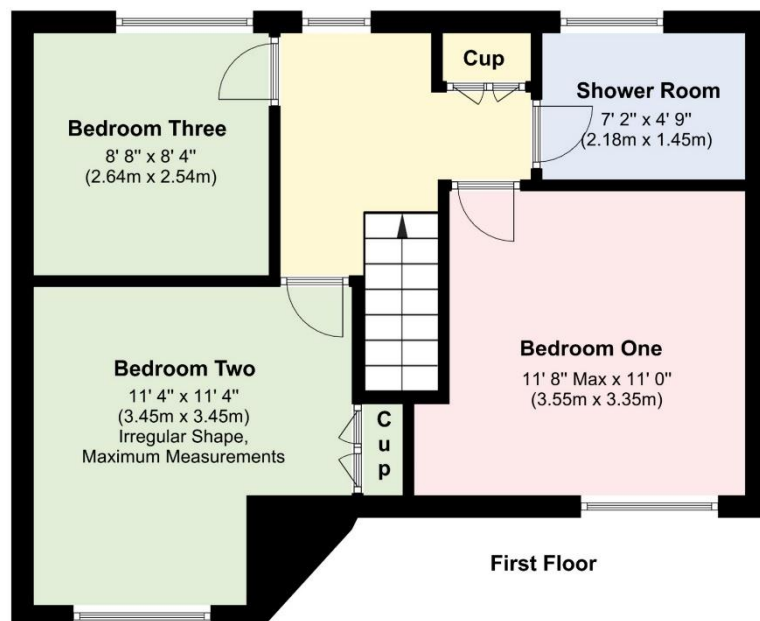
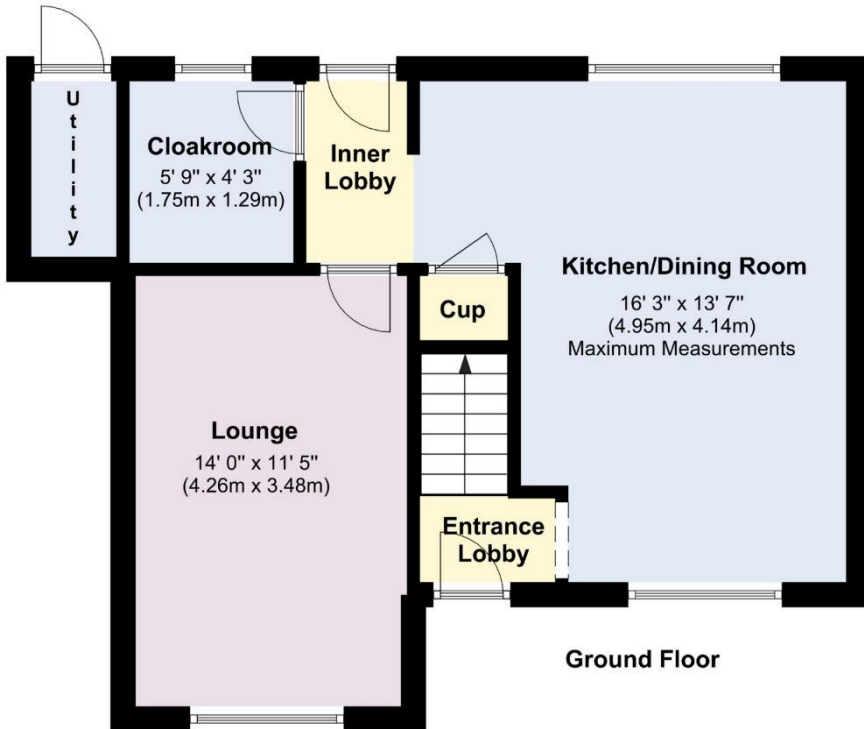
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Property Reference: P2888

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 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 double glazed composite front door to:

Entrance Lobby:-

Stairs leading to first floor, wood effect laminate flooring, textured ceiling. Walkway to:

Dual Aspect Kitchen/Dining Room:-

16' 3" x 13' 7" (4.95m x 4.14m) Maximum Measurements



Dining Area:-

UPVC double glazed window to front elevation, space for table and chairs if required, radiator, continuation of wood effect laminate flooring and coving to flat ceiling with spotlighting inset.



Kitchen Area:-

The kitchen area has a UPVC double glazed window to rear elevation overlooking the garden and is fitted with a modern range of matching base and eye level units with work surfaces, single bowl ceramic sink unit with mixer tap and part tiled walls, matching cupboard housing the gas central heating boiler, built-in Zanussi oven and grill, induction hob with extractor canopy over, replacement integrated dishwasher, built in fridge/freezer, continuation of wood effect laminate flooring, useful under stairs storage cupboard, coving to flat ceiling with spotlighting inset. UPVC double glazed door leading to the garden and further internal doors to:



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Lounge:-
14' 0" x 11' 5" (4.26m x 3.48m)

UPVC double glazed window to front elevation, radiator, wood effect laminate flooring, TV aerial point and flat ceiling.



Downstairs Cloakroom:-
5' 9" x 4' 3" (1.75m x 1.29m)

Opaque UPVC double glazed window to rear elevation, modern suite comprising WC with concealed cistern and shelf above, wash hand basin with mixer tap, vanity storage below and tiled splashback, half height decorative wooden panelling with shelving above and textured ceiling.



First Floor Landing:-

UPVC double glazed window to rear elevation overlooking the garden, radiator, built in airing cupboard housing hot water cylinder, coving to textured ceiling with access to the loft. Doors to:

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Bedroom One:-

11' 8" Max x 11' 0" (3.55m x 3.35m)

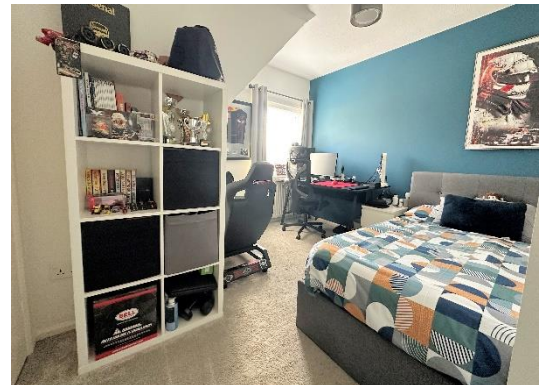
UPVC double glazed window to front elevation, radiator and coving to flat ceiling.



Bedroom Two:-

11' 4" x 11' 4" (3.45m x 3.45m) Irregular Shape, Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in wardrobe/cupboard and flat/sloping ceiling.



Bedroom Three:-

8' 8" x 8' 4" (2.64m x 2.54m)

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

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Shower Room:-

7' 2" x 4' 9" (2.18m x 1.45m)

Opaque UPVC double glazed window to rear elevation, modern suite comprising double shower cubicle with rainwater shower and additional hand held shower attachment, wash hand basin with mixer tap and vanity storage below, WC with concealed cistern and shelf above, tiled walls and wall mounted mirror/light, chrome heated towel rail, wood effect laminate flooring and flat/sloping ceiling.



Rear Garden:-

The rear garden is mainly laid to lawn with mature shrubs and bushes to the borders, there are patio areas for entertaining purposes, raised decking and summerhouse, two sheds to remain, water tap and an outside utility room with power connected and space and plumbing for washing machine and tumble dryer if required.

Outside:-

Double opening wrought iron gates leads to driveway and off street parking with mature shrubs and a palm tree.



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