Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£299,995

SIMPSON CLOSE, PORTCHESTER, PO16 8EJ

- Three Bedrooms
- Entrance Porch & Hallway/Study Area
- Lounge
- Fitted Kitchen Overlooking The Garden
- Downstairs Cloakroom/WC
- First Floor Bathroom
- Gas Central Heating & Double Glazed Windows
- Enclosed Rear Garden
- Approx. 16' x 9' Detached Workshop
- Garage & 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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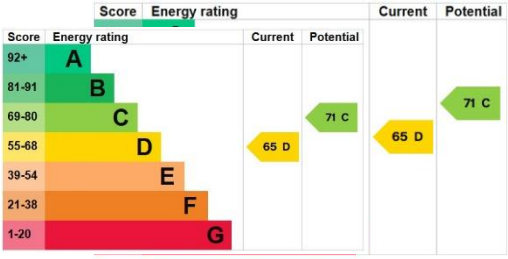
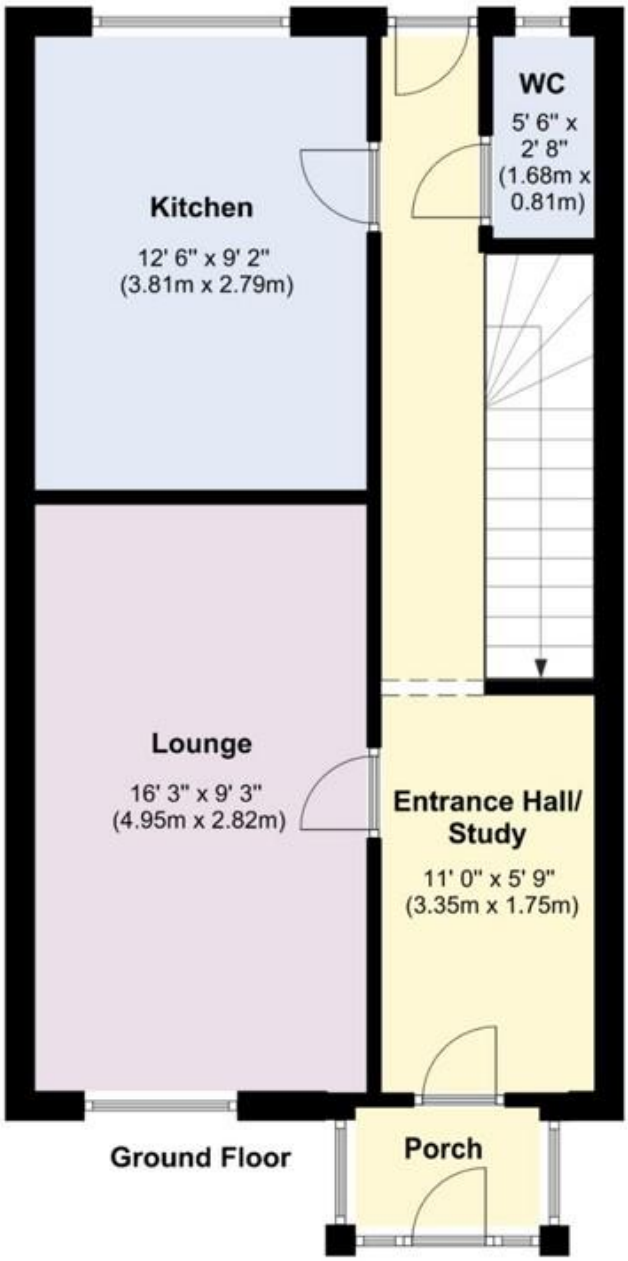
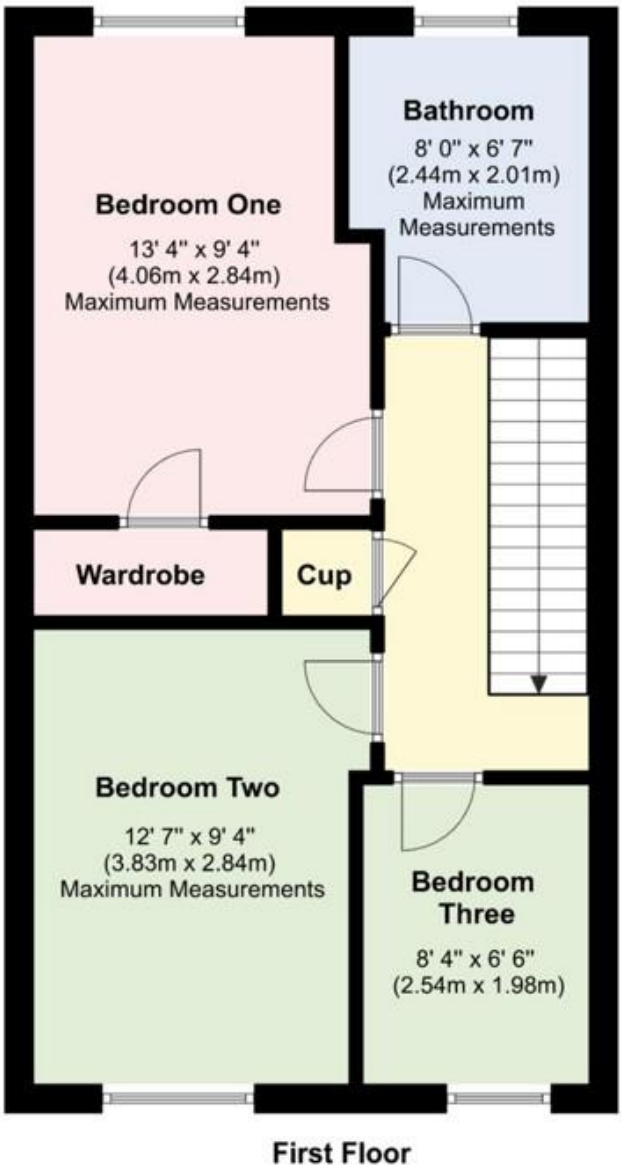
Property Reference: P2954

Council Tax Band: B



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





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The Accommodation Comprises:-

UPVC part double glazed front door to:

Entrance Porch:-

Opaque UPVC double glazed windows and part double glazed wooden internal door to:

Entrance Hall/Study:-
11' 0'' x 5' 9'' (3.35m x 1.75m)

Radiator, space for a desk or small table and chairs if required, coving to textured ceiling, walkway to the inner hallway and door to:

Lounge:-
16' 3'' x 9' 3'' (4.95m x 2.82m)

UPVC double glazed window to the front elevation overlooking the green, radiator, TV aerial point, dado rail and coving to textured ceiling.

Inner Hallway:-

Stairs leading to the first floor with understairs storage, UPVC double glazed door to the garden, coving to textured ceiling, further internal door to the downstairs cloakroom/WC and walkway to:

Kitchen:-
12' 6'' x 9' 2'' (3.81m x 2.79m)

UPVC double glazed window to the rear elevation overlooking the garden. The kitchen is fitted with a range of snatching base and eye level storage units with roll top worksurfaces, one and half bowl sink unit inset with mixer tap and part tiled walls, space for the oven with concealed extractor above, plumbing for washing machine, space for under counter fridge, wall mounted gas central heating boiler, radiator, wood effect laminate flooring and flat ceiling.

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Cloakroom/WC:-
5' 6'' x 2' 8'' (1.68m x 0.81m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising close coupled WC, tiled flooring, wall mounted wash hand basin with tiled splash back and textured ceiling.

First Floor Landing:-

Built in airing cupboard, radiator, coving to textured ceiling with access to the loft and doors to:

Bedroom One:-
13' 4'' x 9' 4'' (4.06m x 2.84m) Maximum Measurements

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

Bedroom Two:-
12' 7'' x 9' 4'' (3.83m x 2.84m) Maximum Measurements

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

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Bedroom Three:-
8' 4'' x 6' 6'' (2.54m x 1.98m)

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

Bathroom:-
8' 0'' x 6' 7'' (2.44m x 2.01m) Maximum Measurements

Opaque UPVC double glazed window to the rear elevation, coloured suite comprising panelled corner bath with Triton electric shower over, close coupled WC, wash hand basin with mixer tap and vanity storage below, radiator, part tiled walls and coving to textured ceiling.

Outside:-

To the front of the property there is a low maintenance paved front garden with shrub borders and brick retaining wall.

Rear Garden:-

Pedestrian access and a wooden gate leads to the enclosed rear garden with a patio area and raised decking for entertaining and relaxing purposes, water tap and storage shed, shingle borders and a 16' x 9' approx. detached brick built workshop with power connected and double glazed windows and doors. The property also benefits from a garage in block close by with up/over door and parking directly outside.

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Agents Note:-

Please note this property is 'Wimpey No-Fines' construction.

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