

## OFFERS IN EXCESS OF £400,000

ALTON GROVE, PORTCHESTER, PO16 9NQ



- Three bedrooms
- Entrance Hallway
- Lounge
- Separate Dining Room & Conservatory
- Fitted Kitchen & Utility Area
- Ground Floor Bathroom & First Floor Shower Room
- Gas central Heating & Double Glazed Windows
- Off Street Parking
- 21' Garage/Workshop

### 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)

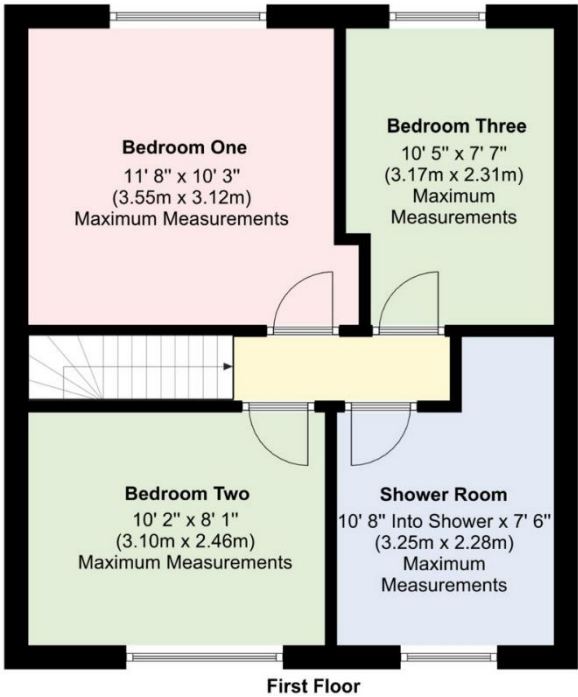
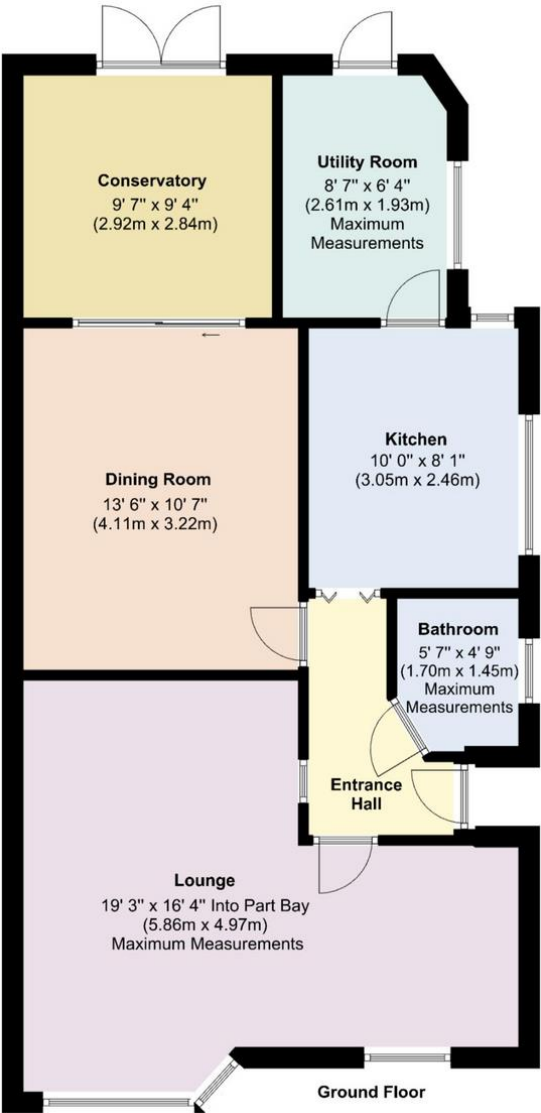
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference : P2860

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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:-

UPVC part double glazed front door to:

### Entrance Hallway:-

Feature circular window, radiator with decorative cover, picture rail, flat/curved ceiling. Doors to:

### Lounge:-

19' 3" x 16' 4" Into Part Bay (5.86m x 4.97m) Maximum Measurements

UPVC double glazed windows to the front elevation with views, stairs leading to the first floor, two radiators, TV aerial point, feature fireplace with remote control living flame gas fire inset, picture rail and flat/curved ceiling.



### Dining Room:-

13' 6" x 10' 7" (4.11m x 3.22m)

Radiator, space for a table and chairs, picture rail, flat/curved ceiling. UPVC double glazed sliding patio door to:



## 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)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

## **Conservatory:-**

9' 7" x 9' 4" (2.92m x 2.84m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, power connected, tiled flooring and double glazed self cleaning glass roof.



## **Kitchen:-**

10' 0" x 8' 1" (3.05m x 2.46m)

A dual aspect room with UPVC double glazed windows to the side and rear elevations, the kitchen is fitted with a range of base and eye level storage units, roll top work surfaces, one and a half bowl sink unit inset with mixer tap and part tiled walls, built-in oven and grill, gas hob with concealed extractor, space and plumbing for washing machine, tumble dryer and additional appliances, work surface above, power connected and double glazed self cleaning glass roof. UPVC double glazed door to:



## **Utility Area:-**

8' 7" x 6' 4" (2.61m x 1.93m) Maximum Measurements

UPVC double glazed windows and door overlooking and accessing the garden, space and plumbing for washing machine, tumble dryer and additional appliances, work surface above, power connected and double glazed self cleaning glass roof.



## **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)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)



## **Bathroom:-**

5' 7" x 4' 9" (1.70m x 1.45m) Maximum Measurements

Opaque UPVC double glazed window to the side elevation, white suite comprising panelled bath with mixer tap and shower attachment, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, part tiled walls, heated towel rail, tiled flooring and flat ceiling with spotlights inset.



## **First Floor Landing:-**

Flat/sloping ceiling with access to the loft via a fitted ladder. Doors to:

## **Bedroom One:-**

11' 8" x 10' 3" (3.55m x 3.12m) Maximum Measurements

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



## **Bedroom Two:-**

10' 2" x 8' 1" (3.10m x 2.46m) Maximum Measurements

UPVC double glazed window to the front elevation with views, radiator, access to eaves storage and flat/sloping ceiling.



## **Bedroom Three:-**

10' 5" x 7' 7" (3.17m x 2.31m) Maximum Measurements

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



## **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)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

## Shower Room:-

10' 8" Into Shower x 7' 6" (3.25m x 2.28m) Maximum Measurements

UPVC double glazed window to the rear elevation with views, suite comprising tiled shower cubicle, close coupled WC, wash hand basin with mixer tap, vanity storage below and tiled splashback. chrome heated towel rail, tiled flooring and flat/sloping ceiling with extractor.



## Outside:-

To the front of the property there is off street parking available and a lawn section with shrub borders and brick retaining wall and outside power socket. Side access leads to the 21' extended garage/workshop with power connected, roller door and UPVC double glazed side window and courtesy door.



## 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)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)



## Rear Garden:-

Double opening wooden gates lead to the enclosed rear garden with a patio area for entertaining, lawn with shrub borders and a wooden shed to remain.



**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](mailto:tiffany.porchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

