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THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£429,995

RICHMOND RISE, PORTCHESTER, PO16 8DF

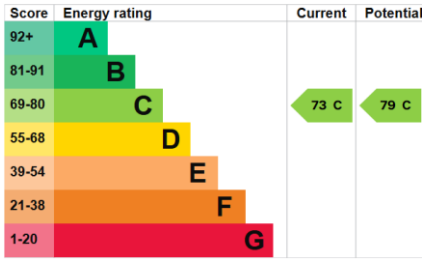


- Three Bedrooms
- Entrance Hallway & Downstairs Shower Room
- Fitted Kitchen
- 24' Dual Aspect Lounge/Dining Room
- Double Glazed Windows & Gas Central Heating
- Modern First Floor Bathroom
- Off Street Parking & Detached Garage/Workshop
- Generous Enclosed Rear Garden
- Additional Side Garden (with covenants

Portchester Office
92 West Street Portchester Hampshire PO16 9UQ
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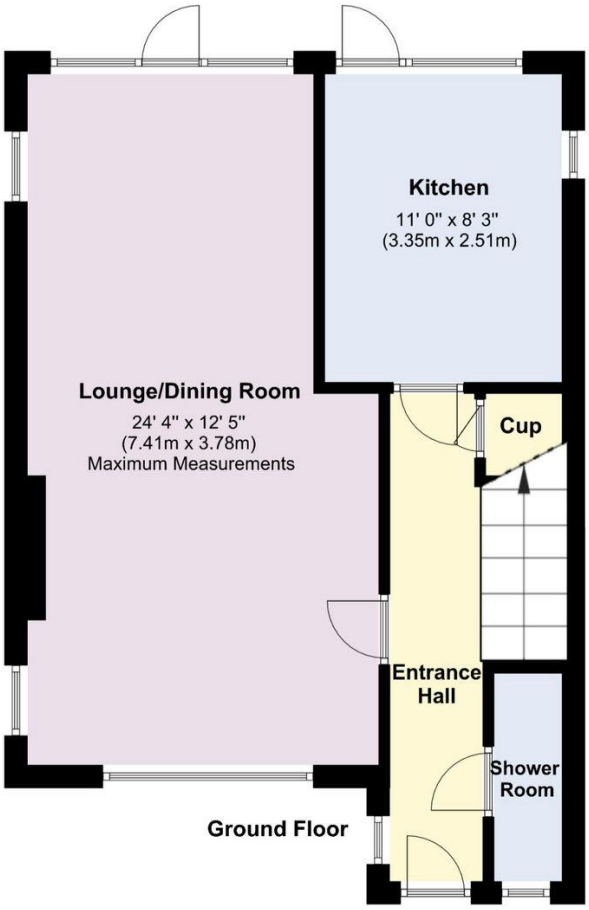
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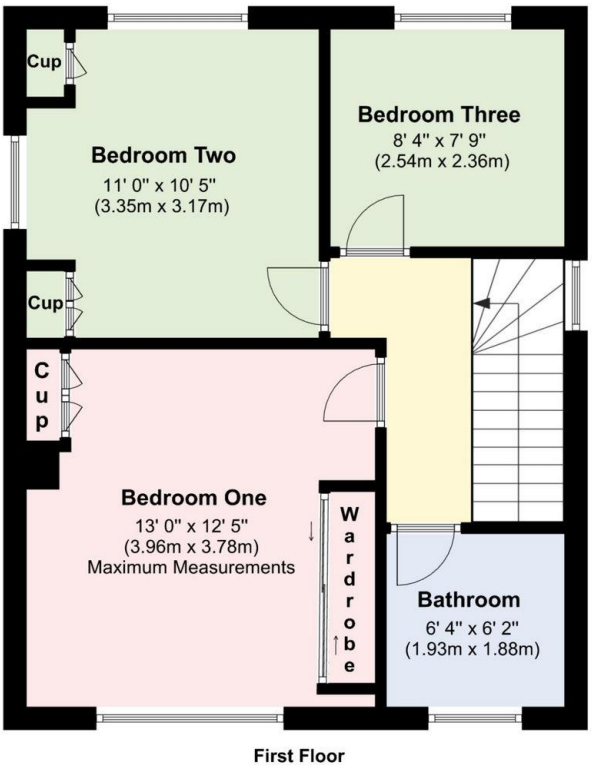


Property Reference: P2921

Council Tax Band: D

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





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The Accommodation Comprises:-

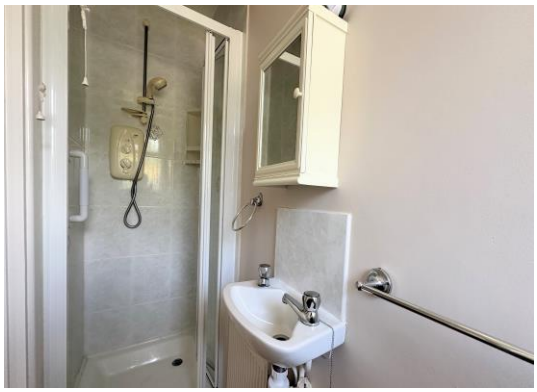
UPVC part double glazed front door to:

Entrance Hallway:-

Opaque UPVC double glazed window to the side elevation, stairs leading to the first floor with under stairs storage cupboard housing the meters, radiator, coving to textured ceiling. Doors to:

Shower Room:-
7' 5'' x 2' 5'' (2.26m x 0.74m)

Opaque UPVC double glazed window to the front elevation, suite comprising tiled shower cubicle with Mira electric shower, close coupled WC, wall mounted wash hand basin with tiled splashback, radiator, wood effect laminate flooring and coving to textured ceiling.





Lounge/Dining Room:-
24' 4'' x 12' 5'' (7.41m x 3.78m) Maximum Measurements

A light and airy triple aspect room with UPVC double glazed windows to the front, side and rear elevations, two radiators, TV aerial point, feature fireplace, dining area with space for table and chairs if required, coving to textured ceiling. UPVC double glazed door leading to the garden.







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First Floor Landing:-

Opaque UPVC double glazed window to the side elevation, coving to textured ceiling with access to the loft. Doors to:

Kitchen:-
11' 0'' x 8' 3'' (3.35m x 2.51m)

A dual aspect room with UPVC double glazed windows and door to the side and rear elevations overlooking and accessing the garden, the kitchen is fitted with a range of matching base and eye level units with roll top work surfaces, one and a half bowl single drainer sink unit inset with a mixer tap and part tiled walls, built-in eye level oven and grill, gas hob with concealed extractor, space for undercounter fridge and separate freezer, plumbing for washing machine and dishwasher and textured ceiling.

Bedroom One:-
13' 0'' x 12' 5'' (3.96m x 3.78m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, built-in mirror fronted wardrobes and airing/storage cupboard housing the gas central heating boiler.





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Bedroom Two:-
11' 0'' x 10' 5'' (3.35m x 3.17m)

A dual aspect room with UPVC double glazed windows to the side and rear elevations, radiator and fitted bedroom furniture.





Bedroom Three:-
8' 4'' x 7' 9'' (2.54m x 2.36m)

UPVC double glazed window to the rear elevation and radiator.



Family Bathroom:-
6' 4'' x 6' 2'' (1.93m x 1.88m)

Opaque UPVC double glazed window to the front elevation, modern white suite comprising panelled bath with mixer tap, Mira electric shower and screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap, vanity storage above and below, part tiled walls, fitted mirror, chrome heated towel rail, tiled flooring and coving to flat ceiling with spotlights inset.



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Outside:-

The front garden is mainly laid to lawn with shrub borders and brick retaining wall. Off street parking and a driveway lead to the brick built garage/workshop with up and over door. There is also an additional enclosed garden area to the side of the house accessed via a separate gate with a selection of mature trees and shrubs and covenants applied.







Rear Garden:-

Pedestrian access to either side of the property lead to the generous enclosed rear garden with patio area for entertaining purposes, water tap and the remainder of the garden laid mainly to lawn.





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