

£295,000

MERTON AVENUE, PORTCHESTER, PO16 9NE



- Two Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Adapted Bathroom
- Lean-To-Conservatory
- Electric Heating
- Double Glazed Windows
- Enclosed West Facing Rear Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

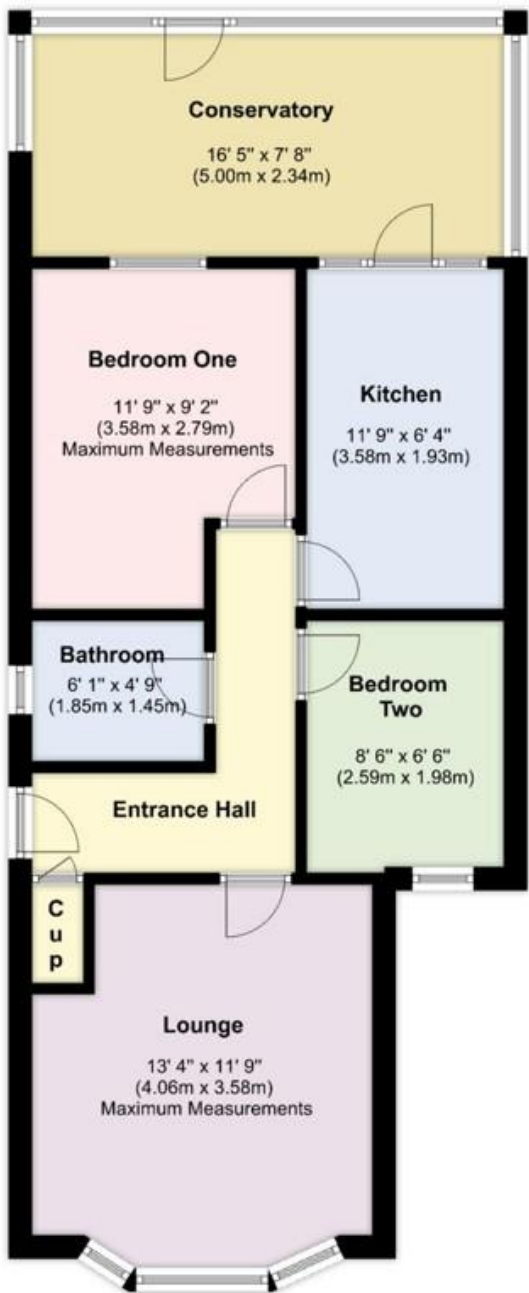
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Property Reference: P2962

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	39 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:-

UPVC part double glazed front door to:

Entrance Hallway:-

Built in storage cupboard housing the meters, night storage heater, coving to textured ceiling. Doors to:

Lounge:-

13' 4" x 11' 9" (4.06m x 3.58m) Maximum Measurements

UPVC double glazed bay window to the front elevation, TV aerial point, feature fireplace with marble inset and hearth, coving to textured ceiling.



Kitchen:-

11' 9" x 6' 4" (3.58m x 1.93m)

The kitchen is fitted with a matching range of base, eye and glass display units, roll top worksurfaces, one and a half bowl single drainer sink unit inset with a mixer tap and part tiled walls, built-in oven and gas hob with extractor, integrated washing machine, coving to textured ceiling. UPVC double glazed door with matching side panels to:



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Lean-to-Conservatory:-

16' 5" x 7' 8" (5.00m x 2.34m)

UPVC double glazed windows and door overlooking and accessing the rear garden, water tap, space for a table and chairs if required, wall mounted gas water heater, power connected and space for additional appliances.



Bedroom One:-

11' 9" x 9' 2" (3.58m x 2.79m) Maximum Measurements

UPVC double glazed window to the rear elevation and coving to textured ceiling.



Bedroom Two:-

8' 6" x 6' 6" (2.59m x 1.98m)

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



Adapted Bathroom:-

6' 1" x 4' 9" (1.85m x 1.45m)

Opaque UPVC double glazed window to the side elevation, adapted bathroom suite comprising walk in panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, tiled walls and coving to textured ceiling.

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Outside:-

To the front of the bungalow there is a low maintenance Astro turf garden with retaining wall and potential for off street parking (stpp).



Rear Garden:-

Side access and a wrought iron gate leads to the generous enclosed West facing rear garden with a patio area for entertaining purposes, the remainder is laid to lawn and there is a wooden shed to remain.



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