

## OFFERS IN EXCESS OF £250,000

WALTHAM CLOSE, PORTCHESTER, FAREHAM, PO16 8EQ



- Two Double Bedrooms
- Entrance Lobby
- 18' Lounge/Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Allocated Parking Space
- NO CHAIN AHEAD

### Portchester Office

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Property Reference: P2901

Council Tax Band: B

Awaiting EPC

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



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## The Accommodation Comprises:-

UPVC part double glazed front door leading to:

### Entrance Porch:-

Textured ceiling with spotlight inset and internal door to:

### Lounge/Dining Room:-

18' 7" x 12' 4" (5.66m x 3.76m)

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, return staircase leading to the first floor, TV aerial point, radiator, space for a table and chairs if required, wood effect laminate flooring and textured ceiling.



### Kitchen:-

12' 4" x 8' 1" (3.76m x 2.46m)

UPVC double glazed window and door to the rear elevation overlooking and accessing the garden, the kitchen is fitted with a range of base and eye level storage 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, electric hob, wall mounted gas central heating boiler, space and plumbing for dishwasher and washing machine, radiator and coving to textured ceiling.



### First Floor Landing:-

Coving to textured ceiling with access to the loft, radiator. Doors to:

### Bedroom One:-

12' 4" x 10' 3" (3.76m x 3.12m)

UPVC double glazed window to the front elevation with stunning views towards Portsmouth Harbour and beyond, radiator, wood effect laminate flooring and coving to textured ceiling.

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### Bedroom Two:-

12' 4" x 8' 1" (3.76m x 2.46m)

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



### Bathroom:-

8' 5" x 4' 8" (2.56m x 1.42m) Maximum Measurements

White suite comprising panelled bath with Triton electric shower and screen, close coupled WC, pedestal wash hand basin, tiled walls, radiator and coving to textured ceiling with spotlights inset.



### Outside:-

To the front of the property there is an open plan garden laid to lawn with shrub borders.



### Rear Garden:-

Rear access leads to the allocated parking space with a wooden gate allowing pedestrian access to the enclosed rear garden with patio area for entertaining purposes, lawn with shrub borders and water tap.



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