

OFFERS IN EXCESS OF £350,000

SOUTHAMPTON ROAD, PORTCHESTER BORDERS, PO6 4PZ



- Three Double Bedrooms
- Dual Aspect Lounge
- Kitchen/Breakfast Room
- Separate Dining Room
- First Floor Bathroom
- UPVC Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- Additional Driveway
- 18' x 9' Garage/Workshop
- South Facing Garden With Summer House
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

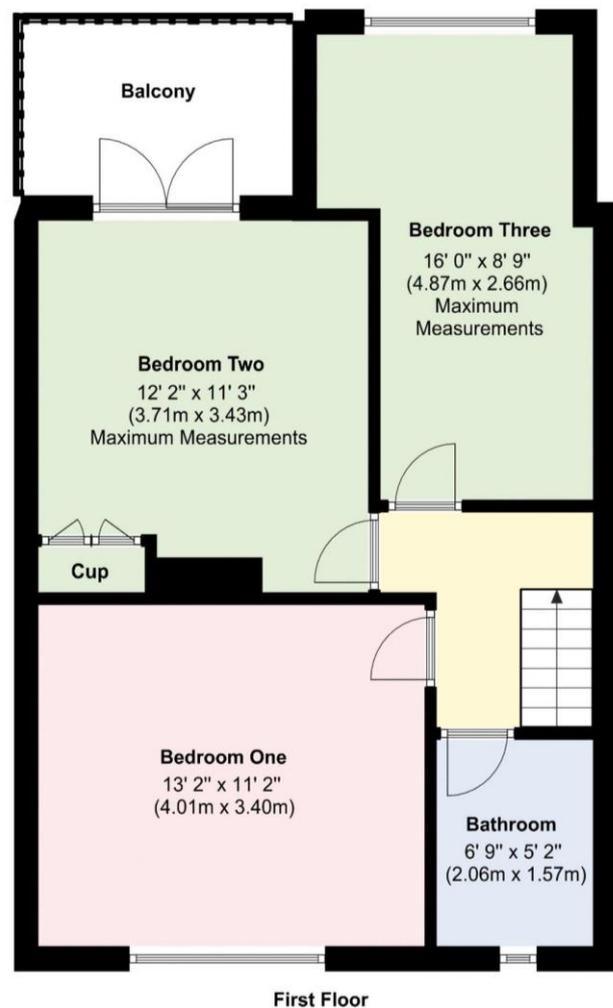
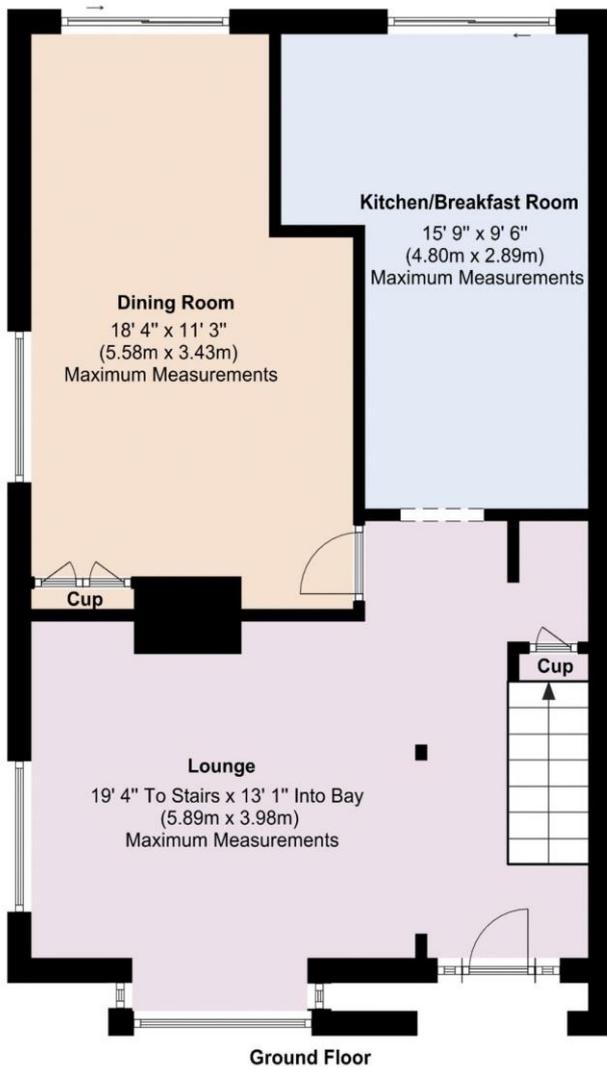
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Property Reference: P2825

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	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:-

Arched covered entrance with tiled step and UPVC part double glazed door with matching side panels into:

Lounge:-

19' 4" To Stairs x 13' 1" Into Bay (5.89m x 3.98m) Maximum Measurements

Dual aspect room with UPVC double glazed windows to front and side elevations, stairs to first floor, three radiators, feature brick fireplace with wooden mantle shelf above and to side, TV aerial point, under stairs cupboard and further storage area with fitted desk and beam effect ceiling. Archway to:



Kitchen/Breakfast Room:-

15' 9" x 9' 6" (4.80m x 2.89m) Maximum Measurements

Fitted range of matching base and eye level units, roll top worksurfaces, single bowl stainless steel sink unit, part tiled walls, space for a range of appliances, space and plumbing for washing machine and dishwasher, tiled floor, space for table and chairs, radiator, textured ceiling and UPVC double glazed sliding patio door overlooking and accessing the rear garden.



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Bedroom One:-

13' 2" x 11' 2" (4.01m x 3.40m)

UPVC double glazed window to front elevation, radiator and beam effect ceiling.



Bedroom Two:-

12' 2" x 11' 3" (3.71m x 3.43m) Maximum Measurements

UPVC double glazed French doors leading to balcony overlooking the South facing rear garden, radiator, built-in storage cupboard and beam effect ceiling.

Dining Room:-

18' 4" x 11' 3" (5.58m x 3.43m) Maximum Measurements

Dual aspect room with UPVC double glazed window to side elevation and UPVC double glazed sliding patio doors overlooking and accessing the rear garden, two radiators, space for table and chairs, two radiators, built-in storage cupboard housing replacement gas central heating boiler, feature stone wall, TV aerial point and textured ceiling.



First Floor Landing:-

Beam effect ceiling and access to loft. Wooden doors to:

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Bedroom Three:-

16' 0" x 8' 9" (4.87m x 2.66m) Maximum Measurements

UPVC double glazed window to rear elevation, radiator and beam effect ceiling.



Bathroom:-

6' 9" x 5' 2" (2.06m x 1.57m)

Opaque UPVC double glazed window to front elevation: suite comprising: corner bath with Bristan shower over, WC with concealed cistern and shelf above, wash hand basin inset vanity unit with mixer tap, radiator, part tiled walls with fitted mirror inset and textured ceiling.



Outside:-

Block paved off street parking and low level brick retaining wall. Double opening wrought iron gates with extra parking to side leads to:

Garage/Workshop:-

18' 0" x 9' 0" (5.48m x 2.74m)

Up and over door, power connected and window to side.

Rear Garden:-

South facing, generous size, enclosed, patio area for entertaining purposes, water tap, remainder laid mainly to lawn, mature shrub borders, apple tree, palm trees, wooden gate leading to driveway and summerhouse measuring 9' 9" x 9' 0" (2.97m x 2.74m) with power connected, double glazed windows and doors.



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