

## £235,000

### NORTHFIELD PARK, PORTCHESTER, PO16 8NF



- Two Double Bedrooms
- Entrance Hallway
- Dual Aspect Lounge/Dining Room
- Fitted Kitchen
- Wet Room
- Separate Cloakroom
- Off Street Parking
- Detached Garage/Workshop
- Enclosed Low Maintenance Rear Garden
- NO CHAIN AHEAD

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

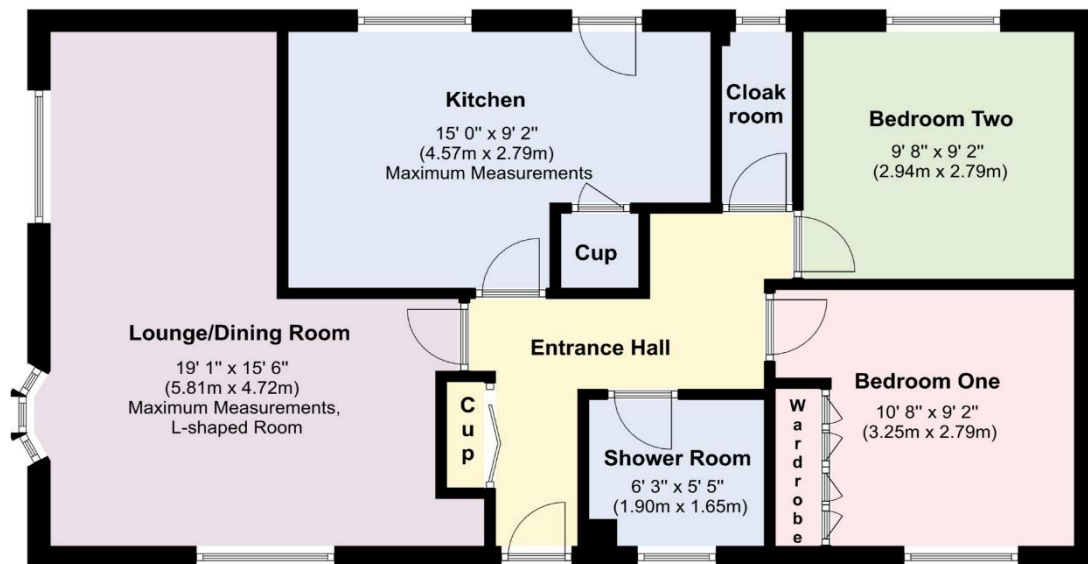
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Property Reference: P2924

Council Tax Band: B

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



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## The Accommodation Comprises:-

Part double glazed front door to:

## Entrance Hallway:-

Slim built-in storage cupboard, night storage heater, coving to flat ceiling. Doors to:

## Lounge/Dining Room:-

19' 1" x 15' 5" (5.81m x 4.70m) Maximum Measurements, L-shaped Room

A dual aspect room with UPVC double glazed windows to the front and side elevations, two night storage heaters, TV aerial point, wall mounted remote control electric fire, dining area space for table and chairs and coving to flat ceiling.



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## Kitchen:-

15' 0" x 9' 2" (4.57m x 2.79m) Maximum Measurements

UPVC double glazed window to the side elevation, the kitchen is fitted with a range of base, eye and glass display units with roll top work surfaces, one and a half bowl single drainer sink unit inset with a mixer tap and part tiled walls, eye level oven and grill, electric hob with extractor canopy, built-in fridge/freezer, integrated dishwasher, utility area with additional cupboards, space and plumbing for washing machine, built-in airing cupboard housing the hot water tank, tiled flooring, coving to flat ceiling with spotlights inset. Access to the loft via a fitted ladder.



## Bedroom One:-

10' 8" x 9' 2" (3.25m x 2.79m)

UPVC double glazed window to the side elevation, wardrobes to remain and coving to flat ceiling.



## Cloakroom:-

Opaque UPVC double glazed window to the side elevation, close coupled WC, wall mounted wash hand basin with tiled splashback, coving to flat ceiling and tiled flooring.

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## Bedroom Two:-

9' 8" x 9' 2" (2.94m x 2.79m)

UPVC double glazed window to the side elevation, electric heater, wardrobes to remain and coving to flat ceiling.



## Wet Room:-

6' 3" x 5' 5" (1.90m x 1.65m)

Eye level opaque UPVC double glazed window to the side elevation, shower area with Mira electric shower, close coupled WC, wash and basin, tiled walls, heated towel rail, an additional Dimplex heater and textured ceiling with extractor.



## Rear Garden:-

A gate then leads to the enclosed low maintenance rear garden.



## Outside:-

A driveway allows off street parking and leads to a detached garage/workshop with up and over door and side courtesy door to the garden. The front garden is laid to lawn with shingle and shrub borders, there is also a water tap and outside sensor lighting.

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### Agents Note:-

The park home is on an all year round private residential estate.  
The ground rent & pitch fee is currently £203.86 per month (£2446.32 per annum).

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