

£229,995

ALLAWAY AVENUE, PAULSGROVE, PO6 4QR



- Three Bedrooms
- Entrance Hallway
- Lounge
- Dining Room
- Kitchen
- First Floor Bathroom With Separate WC
- Double Glazed Windows
- Partial Gas Central Heating
- Generous Enclosed 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

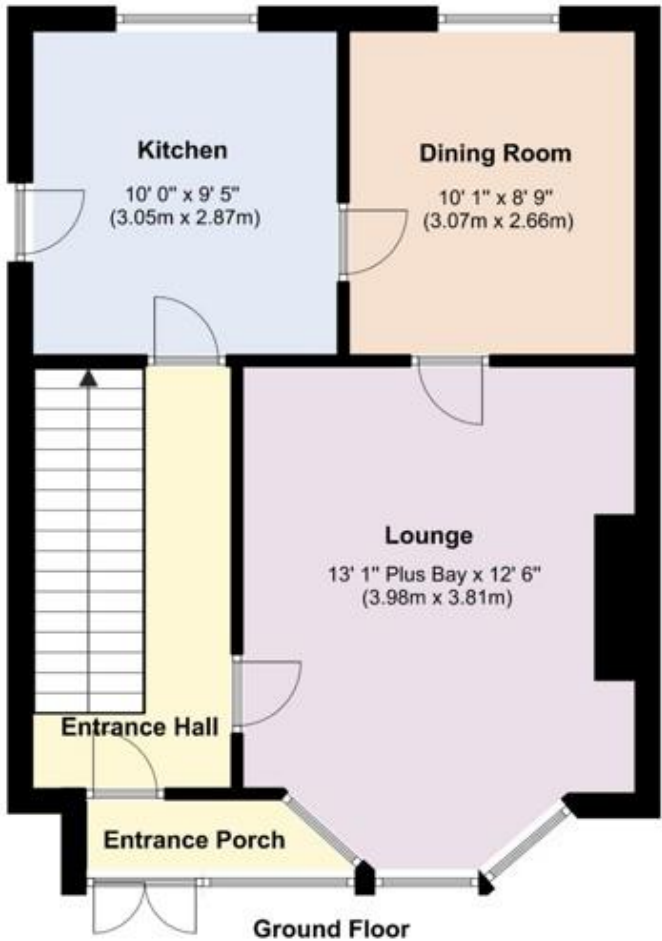
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Property Reference: 000002692

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 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:-

UPVC double glazed doors to:

Entrance Porch:-

UPVC double glazed windows and part glazed wooden door to:

Entrance Hallway:-

Stairs leading to the first floor with under stairs storage cupboard. Doors to:

Lounge:-

13' 1" Plus Bay x 12' 6" (3.98m x 3.81m)

UPVC double glazed bay window to the front elevation, TV aerial point, feature fireplace. Door to:



Dining Room:-

10' 1" x 8' 9" (3.07m x 2.66m)

UPVC double glazed window to the rear elevation overlooking the garden, radiator, space for a table and chairs if required. Door to:



Kitchen:-

10' 0" x 9' 5" (3.05m x 2.87m)

UPVC double glazed window to the rear elevation overlooking the garden, fitted base and eye level storage cupboards with worktops, single bowl single drainer sink unit and part tiled walls, space for appliances, additional built-in storage cupboard housing the metres and UPVC part double glazed door giving access to the garden.



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First Floor Landing:-

UPVC double glazed window to the side elevation, access to the loft and doors to:

Bedroom One:-

11' 4" x 10' 5" (3.45m x 3.17m) Maximum Measurements

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour and built-in storage.



Bedroom Two:-

11' 1" x 10' 2" (3.38m x 3.10m)

UPVC double glazed window to the rear elevation and built-in storage.



Bedroom Three:-

8' 2" x 8' 2" (2.49m x 2.49m)

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour.



Bathroom:-

7' 4" x 5' 2" (2.23m x 1.57m)

Opaque UPVC double glazed window to the side elevation, coloured suite comprising panelled bath, matching pedestal wash hand basin, part tiled walls and electric heater.



Separate WC:-

4' 3" x 2' 5" (1.29m x 0.74m)

Opaque window to the side elevation, WC and part-tiled walls.

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Outside:-

Double wrought iron gates lead to the paved front garden with shrub borders and brick retaining wall.



Agents Note:-

Please be advised this property is Laing-Easi Form concrete construction.

Rear Garden:-

A wooden gate gives side access to the generous enclosed rear garden which is mainly laid to lawn with mature hedging, outbuildings, shed and greenhouse to remain.



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