

£320,000

MERTON AVENUE, PORTCHESTER, PO16 9NE



- Two Bedrooms
- Entrance Hallway
- Lounge with Wood Burner
- Fitted Kitchen
- Garden Room
- Shower Room
- Gas Central Heating & Double Glazed Windows
- Off Street Parking
- Generous West Facing Rear Garden
- NO CHAIN AHEAD

Portchester Office

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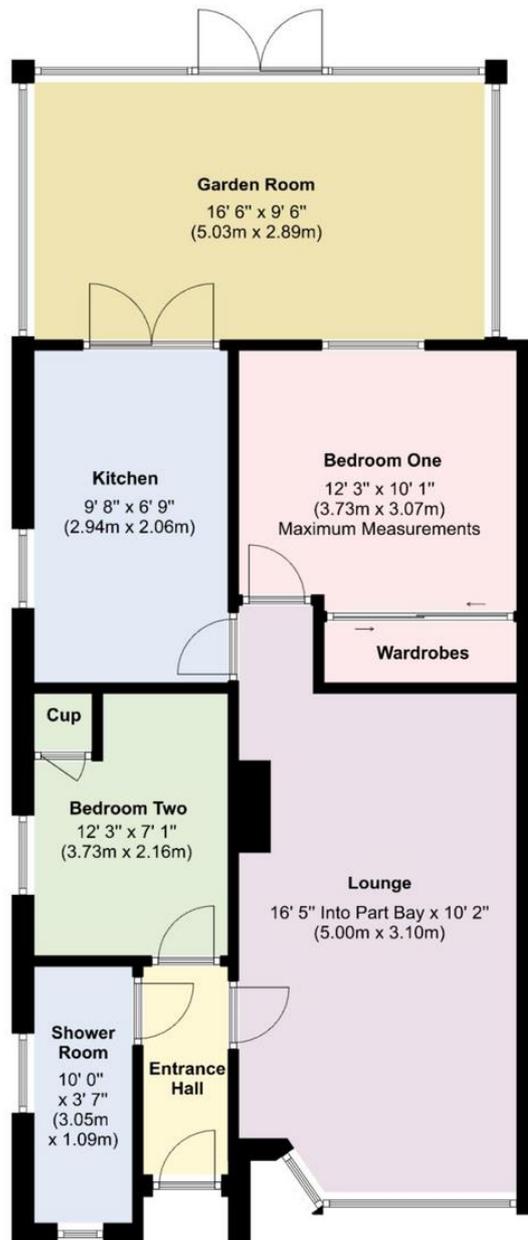
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Property Reference: P2874

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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:-

Covered entrance with UPVC part double glazed front door to:

Entrance Hall:-

Radiator, wood effect laminate flooring, textured ceiling. Doors to:

Lounge:-

16' 5" Into Part Bay x 10' 2" (5.00m x 3.10m)

UPVC double glazed part bay window to the front elevation, radiator, TV aerial point, wood effect laminate flooring, feature wood burner with tiled inset and hearth, cupboard housing the meters, textured ceiling. Doors to:



Kitchen:-

12' 3" x 7' 1" (3.73m x 2.16m)

UPVC double glazed window to the side elevation, the kitchen is fitted with a range of base and eye level units, roll top work surfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, built in oven with gas hob and extractor canopy above, plumbing for washing machine, space for fridge/freezer, radiator, textured ceiling. UPVC double glazed doors to:



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Garden Room:-

16' 6" x 9' 6" (5.03m x 2.89m)

UPVC double glazed windows and doors overlooking and accessing the garden, radiator, extension TV aerial point, space for a table and chairs if required and flat ceiling.



Bedroom Two:-

9' 8" x 6' 9" (2.94m x 2.06m)

UPVC double glazed window to the side elevation, radiator, cupboard housing the gas central heating boiler, wood effect laminate flooring and textured ceiling with access to the loft.



Shower Room:-

10' 0" x 3' 7" (3.05m x 1.09m)

Opaque UPVC double glazed window to the side elevation, suite comprising shower cubicle with rainwater and handheld showers, wash hand basin with mixer tap and vanity storage below, close coupled WC, radiator, part tiled walls and textured ceiling with extractor fan.



Bedroom One:-

12' 3" x 10' 1" (3.73m x 3.07m) Maximum Measurements

UPVC double glazed window to the rear elevation, radiator, built in mirror fronted wardrobes and textured ceiling.



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Rear Garden:-

Side access and a wrought iron gate leading to the generous enclosed West facing rear garden with a patio area for entertaining purposes, water tap, lawn with shrub borders and mature trees.



Outside:-

To the front of the property there is off street parking available with shingle borders.



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