

£345,000

Hawthorn Close, Portchester, PO16 8HF



- Three Bedrooms
- Entrance Lobby
- Lounge/Dining Room
- Conservatory
- Fitted Kitchen
- Modern Bathroom
- Double Glazed Windows & Gas Central Heating
- Low Maintenance Enclosed Rear Garden
- Block Paved Off Road Parking
- Garage/Workshop

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

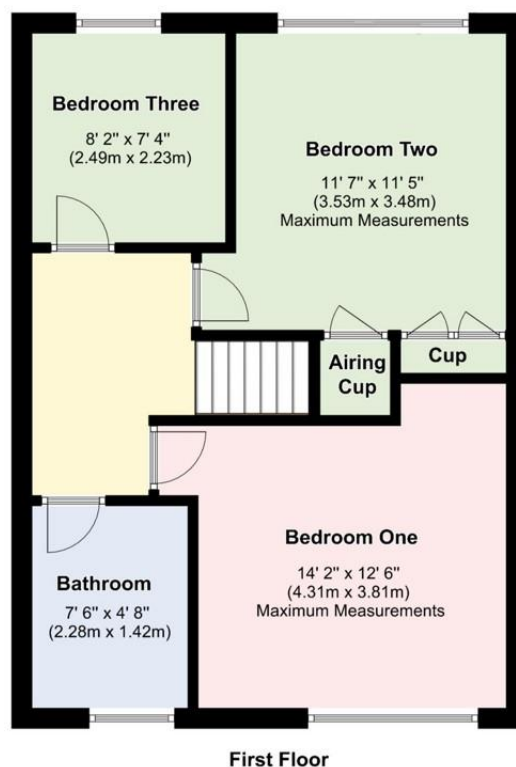
www.fenwicks-estates.co.uk

Property Reference: P2955

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

The Accommodation Comprises:-

UPVC part double glazed composite front door into:

Entrance Lobby:-

Stairs leading to the first floor, flat/sloping ceiling. Replacement wooden doors to:

Lounge/Dining Room:-

17' 3" x 11' 4" (5.25m x 3.45m)

UPVC double glazed window to rear elevation, radiator with decorative cover, wood effect laminate flooring, TV aerial point, space for a table and chairs if required, flat ceiling and double glazed sliding patio door leading to:



Conservatory:-

16' 4" x 12' 4" (4.97m x 3.76m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the low maintenance rear garden, space for an additional table and chairs if required, wood effect laminate flooring, power and light connected.



Kitchen:-

10' 8" x 9' 0" (3.25m x 2.74m)

UPVC double glazed bow window to front elevation, the kitchen is fitted with a range of matching base, eye and glass display units with roll top work surfaces, one and a half bowl single drainer stainless steel sink unit inset with an extendable mixer tap and part tiled walls, built-in oven and grill, four ring gas hob with concealed extractor above, recess for an American style fridge/freezer, space and plumbing for washing machine and dishwasher, tiled flooring and flat ceiling.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk





First Floor Landing:-

Flat/sloping ceiling and access to the loft. Replacement wooden doors to:

Bedroom One:-

14' 2" x 12' 6" (4.31m x 3.81m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, fitted wardrobe to remain and flat ceiling.



Bedroom Two:-

11' 7" x 11' 5" (3.53m x 3.48m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden and open green, radiator, built-in airing cupboard, additional built in wardrobe and flat ceiling.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Bedroom Three:-

8' 2" x 7' 4" (2.49m x 2.23m)

UPVC double glazed window to rear elevation overlooking the garden and open green, radiator and flat ceiling.



Bathroom:-

7' 6" x 4' 8" (2.28m x 1.42m)

Opaque UPVC double glazed window to front elevation, modern white suite comprising panelled bath with infinity mixer tap, rainwater and hand held showers and fitted screen, close coupled WC, circular wash hand basin with infinity mixer tap and vanity storage below, tiled walls, chrome heated towel and flat ceiling with spotlights inset and extractor.



Outside:-

To the front of the property there is block paved off street parking leading the garage/workshop with up and over door, power connected and a water tap.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Rear Garden:-

Paved pedestrian access leads to the front door and a wooden gate into the enclosed low maintenance rear garden with a matching patio area for entertaining purposes, outside power sockets, Astro turf lawn, raised sleeper beds and a brick retaining wall for a degree of privacy.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

