

## £342,500

### CAER PERIS VIEW, PORTCHESTER, PO16 8QL



- Three Bedrooms
- Entrance Hallway & Downstairs Cloakroom
- Lounge/Diner
- Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Garage/Workshop (Part Converted To Studio/Office)
- Enclosed South Facing Rear Garden & Harbour Views

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [tiffany.porchester@fenwicks-estates.co.uk](mailto:tiffany.porchester@fenwicks-estates.co.uk)

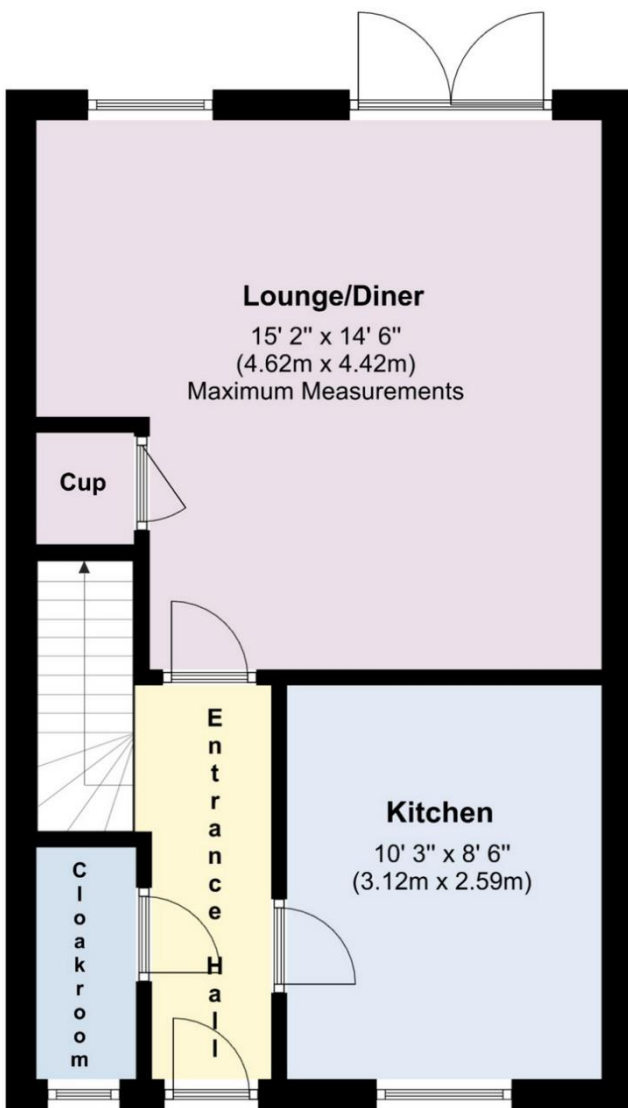
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2887

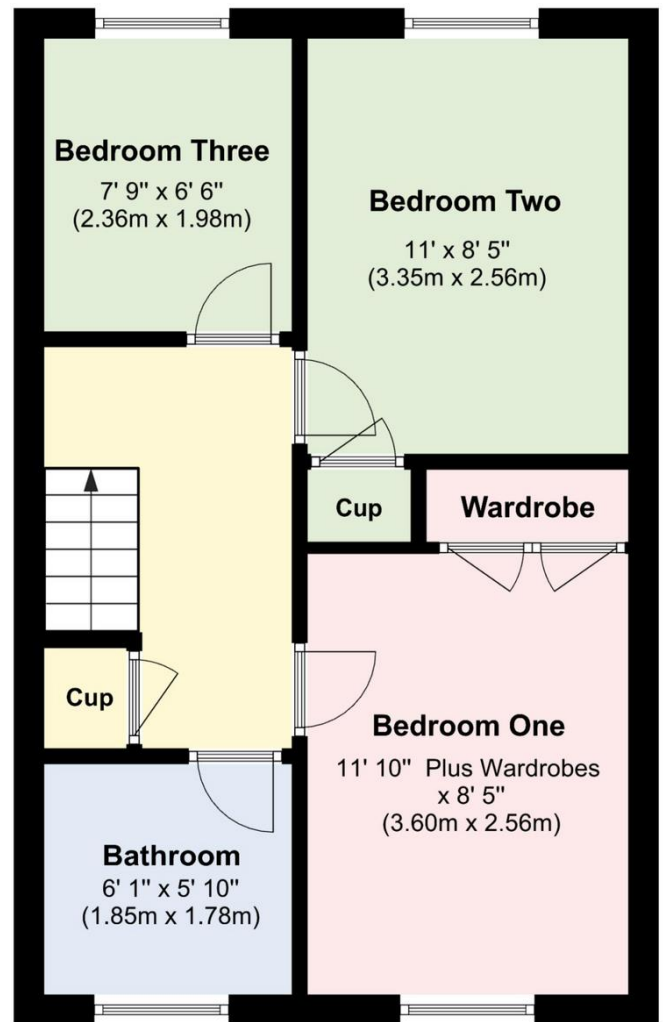
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	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)



Ground Floor



First Floor

**Portchester Office**

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



## The Accommodation Comprises:-

Part double glazed composite front door into:

### Entrance Hall:-

Stairs leading to first floor, part tiled and wood effect laminate flooring, radiator, coving to flat ceiling, smoke detector. Doors to:



### Cloakroom:-

6' 1" x 2' 9" (1.85m x 0.84m)

Opaque double glazed window to front elevation, white suite comprising close coupled WC, corner wash hand basin with mixer tap and tiled splash back, radiator, wood effect laminate flooring and flat ceiling.



### Kitchen:-

10' 3" x 8' 6" (3.12m x 2.59m)

UPVC double glazed window to front elevation, the kitchen is fitted with a range of base and eye level units with underlighting to wall units and roll top work surfaces, single bowl ceramic sink unit inset with mixer tap and part tiled walls, built-in oven, gas hob with concealed extractor above, space for tall a fridge/freezer, space and plumbing for dishwasher and washing machine, wall mounted replacement gas central heating boiler, space for a table and chairs if required, wood effect laminate flooring, radiator and flat ceiling with spotlighting inset.



### Lounge/Diner:-

15' 2" x 14' 6" (4.62m x 4.42m) Maximum Measurements

UPVC double glazed window and double opening doors overlooking and accessing the south facing rear garden, TV aerial point, wood effect laminate flooring, two radiators, space for an additional table and chairs if required, under stairs storage cupboard and coving to flat ceiling.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [tiffany.porchester@fenwicks-estates.co.uk](mailto:tiffany.porchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)



## Bedroom One:-

11' 10" Plus Wardrobes x 8' 5" (3.60m x 2.56m)

UPVC double glazed window to front elevation, built-in wardrobes, radiator, wood effect laminate flooring and flat ceiling.



## Bedroom Two:-

11' x 8' 5" (3.35m x 2.56m)

UPVC double glazed window to rear elevation overlooking the garden and enjoying views across Portsmouth Harbour and beyond, built-in wardrobe, radiator, wood effect laminate flooring and flat ceiling.

## First Floor Landing:-

Built in storage cupboard, flat ceiling with access to boarded loft space, smoke detector. Doors to:

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

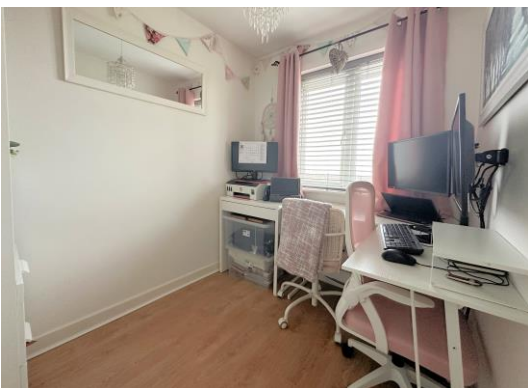
Tel: 02392 327 070 | E: [tiffany.porchester@fenwicks-estates.co.uk](mailto:tiffany.porchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)



**Bedroom Three:-**  
7' 9" x 6' 6" (2.36m x 1.98m)

UPVC double glazed window to rear elevation overlooking the garden and enjoying views across Portsmouth Harbour and beyond, radiator, wood effect laminate flooring and flat ceiling.



**Bathroom:-**  
6' 1" x 5' 10" (1.85m x 1.78m)

Opaque UPVC double glazed window to front elevation, white suite comprising panelled bath with mixer tap, rainwater showerhead and handheld shower attachment, wash hand basin with mixer tap and vanity storage below, close coupled WC, part tiled walls, chrome heated towel rail, tiled flooring and flat ceiling with spotlighting inset and extractor.



**Outside:-**

A driveway to front allows off street parking and leads to the part converted garage. Side pedestrian access and a wooden gate leads to enclosed rear garden.



**Garage/Studio:-**  
19' 8" x 9' 9" (5.99m x 2.97m)

A detached brick built garage with up/over door, which has been converted to offer a storage area with mezzanine level and internal door to an office/studio with power connected and courtesy door to the rear garden.

**Portchester Office**

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [tiffany.porchester@fenwicks-estates.co.uk](mailto:tiffany.porchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)





## Rear Garden:-

A mature enclosed south facing rear garden with a split level raised decking area ideal for socialising and entertaining purposes, outside lighting, power sockets, water feature, remainder laid to lawn with slate chipped border and a mature selection of plants, shrubs and bushes.



## Agents Note:-

Please be aware there is a Meadfleet management charge of £142.91 half yearly for the upkeep of communal areas.



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [tiffany.porchester@fenwicks-estates.co.uk](mailto:tiffany.porchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://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: [tiffany.porchester@fenwicks-estates.co.uk](mailto:tiffany.porchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

