

## £365,000

### CASTLE STREET, PORTCHESTER, PO16 9QG



- Three Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen/Dining Room Overlooking The Rear Garden
- First Floor Shower Room
- Gas Central Heating
- Double Glazed Windows
- Off Street parking
- Established Rear Garden With Outside Cloakroom/WC
- NO CHAIN AHEAD

#### Portchester Office

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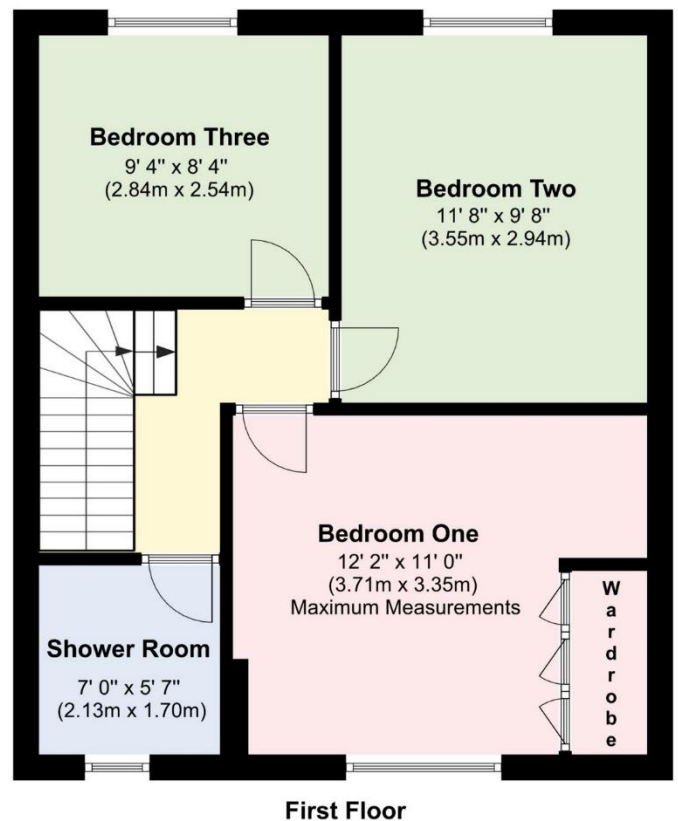
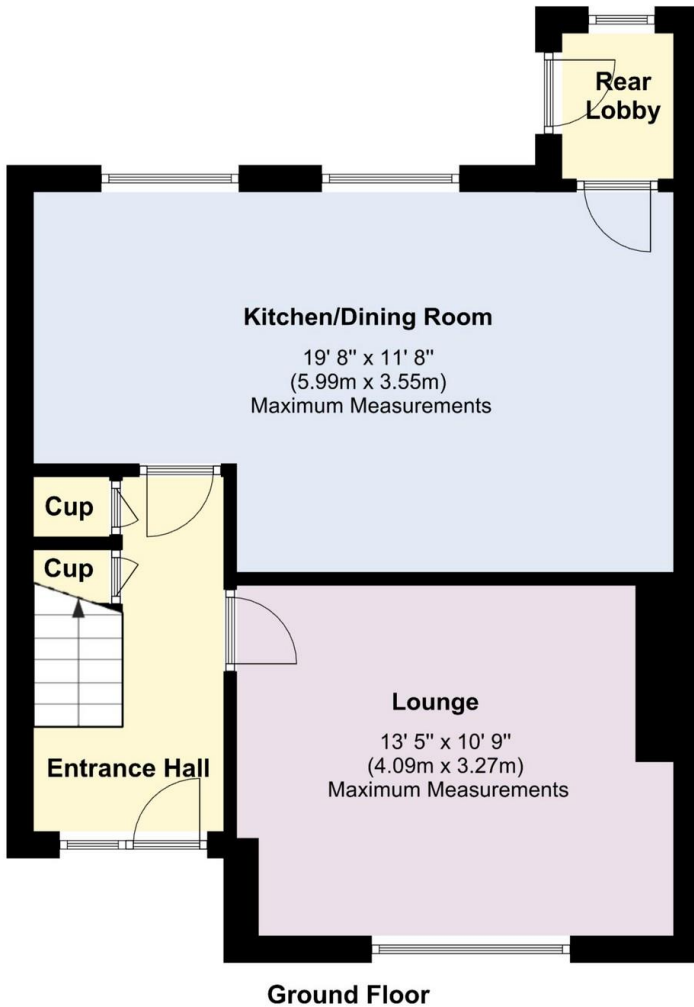
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Property Reference: P2920

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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:-

Open entrance porch with quarry tiled step, wooden front door with window to the side into:

## Entrance Hallway:-

Stairs leading to the first floor with under stair storage cupboard housing the meters, radiator, an additional storage cupboard for shoes and coats. Doors to:

## Lounge:-

13' 5" x 10' 9" (4.09m x 3.27m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, TV aerial point, feature fireplace with marble inset, hearth and wooden surround.



## Kitchen/Dining Room:-

19' 8" x 11' 8" (5.99m x 3.55m) Maximum Measurements

UPVC double glazed windows to the rear elevation overlooking the garden, the kitchen area is fitted with a range of base and eye level units with roll top work surfaces, one and half bowl single drainer sink unit inset with a mixer tap and part tiled walls, built-in eye level oven, gas hob with concealed extractor, space and plumbing for washing machine, recess for fridge/freezer and wood panelled ceiling, the dining area has a space for a table and chairs if required and radiator. Door to:



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### Rear Lobby:-

Window to the rear elevation, radiator, wood panelled ceiling. Door leading to the garden.

### First Floor Landing:-

Radiator, access to the loft. Panelled doors to:

### Bedroom One:-

12' 2" x 11' 0" (3.71m x 3.35m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, feature cast iron fireplace and built in wardrobes.



### Bedroom Two:-

11' 8" x 9' 8" (3.55m x 2.94m)

UPVC double glazed window to the rear elevation and radiator.



### Bedroom Three:-

9' 4" x 8' 4" (2.84m x 2.54m)

UPVC double glazed window to the rear elevation and radiator.



### Shower Room:-

7' 0" x 5' 7" (2.13m x 1.70m)

Opaque UPVC double glazed window to the front elevation, suite comprising walk in double shower cubicle, close coupled WC, wash hand basin with mixer tap and vanity storage below, part tiled walls, chrome heated towel, tiled flooring and shaver socket.

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## Outside:-

To the front of the cottage there is off street parking available with mature shrub borders. Side pedestrian access and a wooden gate leads to:



## Rear Garden:-

An enclosed mature cottage style rear garden with two patio areas for entertaining purposes and water tap. The remainder of the garden is mainly laid to lawn with established trees and shrubs, a pathway leads to the lower garden area with fruit trees and bushes which could easily be turned back into a vegetable garden if required and a wooden shed to remain. There is also an outside cloakroom/WC with wall mounted gas central heating boiler.



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