

## OFFERS IN EXCESS OF £250,000

WASHBROOK ROAD, WYMERING, PO6 3SA



- Three Bedrooms
- Entrance Hallway
- Lounge
- Extended Kitchen/Diner
- Ground Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Heat Source Pump & Solar Panels
- Block Paved Off Street Parking
- Generous Rear Garden With Outbuildings

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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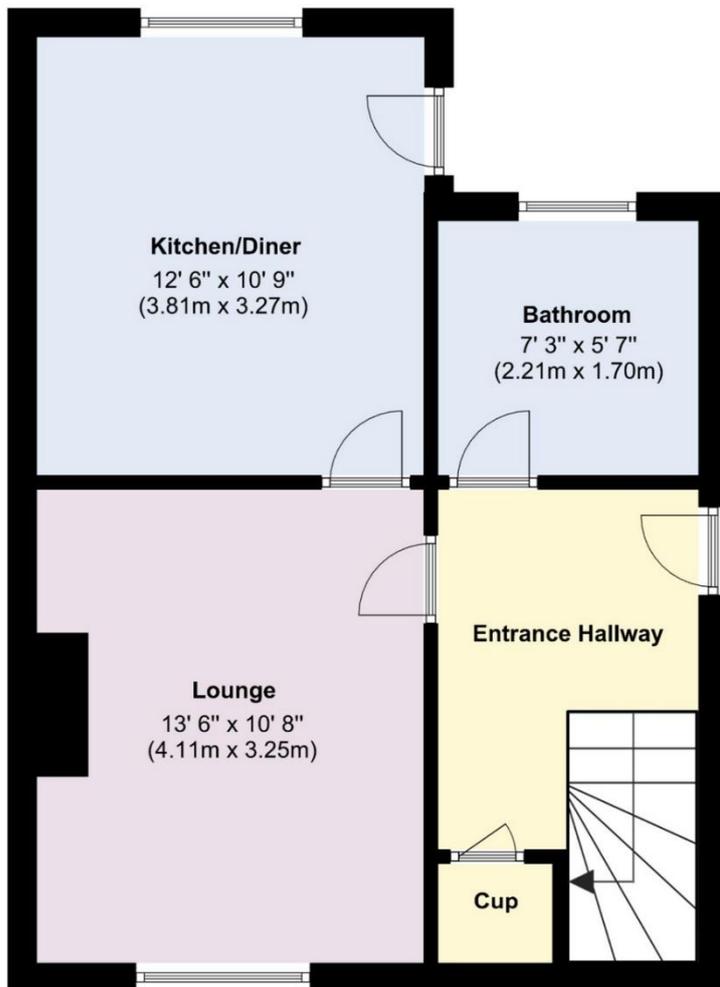
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Property Reference: P2886

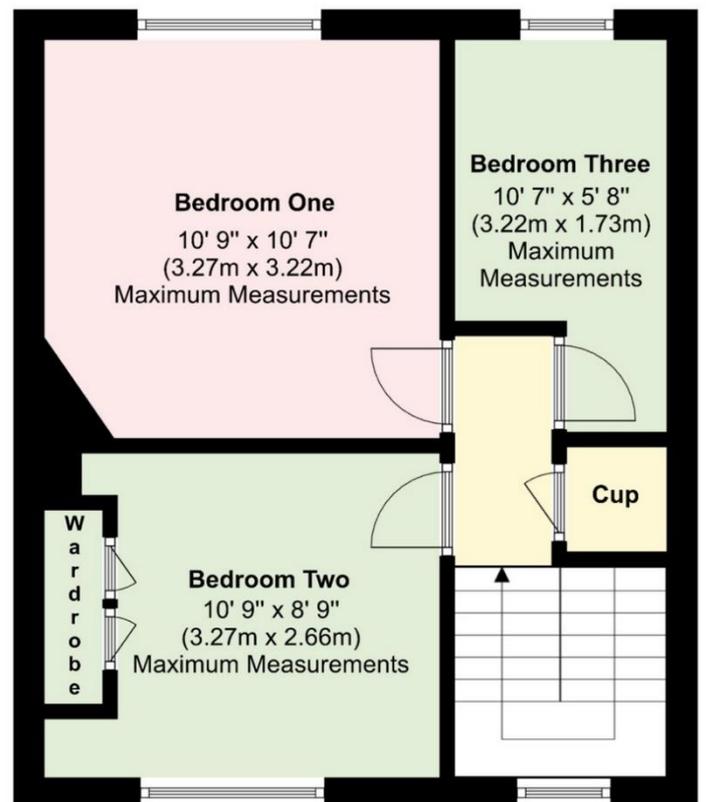
Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C	70 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

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## The Accommodation Comprises:-

UPVC part double glazed front door to:

## Entrance Hallway:-

Return staircase leading to the first floor with under stairs storage cupboard, radiator, wooden flooring, coving to flat ceiling. Door to:

## Lounge:-

13' 6" x 10' 8" (4.11m x 3.25m)

UPVC double glazed window to the front elevation, radiator, TV aerial point, wooden flooring, coving to flat ceiling. Further door to:



## Kitchen/Diner:-

12' 6" x 10' 9" (3.81m x 3.27m)

UPVC double glazed window to the rear elevation overlooking the garden, the kitchen is fitted with a range of base and eye level storage units with roll top work surfaces, one and a half bowl single drainer sink unit inset with a mixer tap and part tiled walls, built in eye level oven and grill, gas hob with concealed extractor, space for fridge and freezer, radiator, space for a table and chairs if required, textured ceiling. UPVC part glazed door to the garden.



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## **Bathroom:-**

7' 3" x 5' 7" (2.21m x 1.70m)

Opaque UPVC double glazed window to the rear elevation, suite comprising panelled bath with Mira electric shower and screen, wall mounted wash hand basin with mixer tap, close coupled WC, tiled walls, heated towel rail and flat ceiling with spotlights inset.



## **Bedroom Two:-**

10' 9" x 8' 9" (3.27m x 2.66m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, wood effect laminate flooring, built in wardrobe and flat/sloping ceiling.



## **First Floor Landing:-**

UPVC double glazed window to the front elevation, radiator, built in storage cupboard housing the gas central heating boiler, coving to flat ceiling with access to the loft. Doors to:

## **Bedroom One:-**

10' 9" x 10' 7" (3.27m x 3.22m) Maximum Measurements

UPVC double glazed window to the rear elevation, radiator, wood effect laminate flooring and flat/sloping ceiling with spotlights inset.



## **Bedroom Three:-**

10' 7" x 5' 8" (3.22m x 1.73m) Maximum Measurements

UPVC double glazed window to the rear elevation, radiator, wood effect laminate flooring and flat/sloping ceiling.



## **Outside:-**

There is block paid off street parking available and a low maintenance front garden with ornate brick retaining wall.

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## Rear Garden:-

A wooden gate allows side pedestrian access to the generous enclosed westerly facing rear garden with raised decking for entertaining purposes, blocked paved pathway and patio area, brick built barbeque, shrub borders, water tap and two substantial outbuildings with UPVC double glazed windows and doors and power connected.



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