

GUIDE PRICE £395,000

SANDPORT GROVE, PORTCHESTER, PO16 9EA



- Three/Four Bedrooms
- Entrance Hallway
- Lounge
- Dining Room/Bedroom Four
- Kitchen
- Shower Room
- Gas Central Heating & Double Glazed Windows
- Off Street Parking
- Generous Enclosed West Facing Rear Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

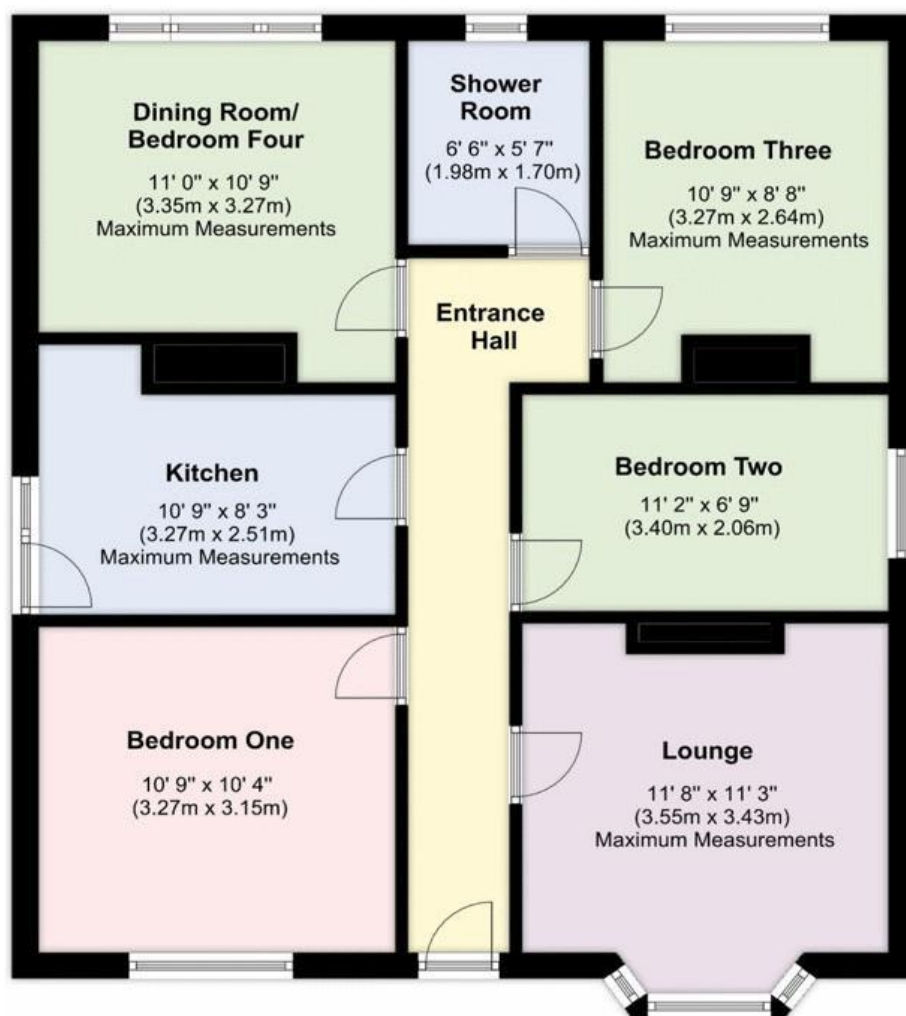
www.fenwicks-estates.co.uk

Property Reference: 000002703

Council Tax Band: D

Awaiting EPC

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:-

Covered entrance and part glazed wooden door to:

Entrance Hallway:-

Flat/curved ceiling with access to the loft, Doors to:

Lounge:-

11' 8" x 11' 3" (3.55m x 3.43m) Maximum Measurements

UPVC double glazed bay window the front elevation, radiator, feature tiled fireplace, picture rail and flat/curved ceiling.



Dining Room/Bedroom Four:-

11' 0" x 10' 9" (3.35m x 3.27m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the rear garden, radiator, feature fireplace with tiled inset and wooden surround, picture rail and flat/curved ceiling.



Kitchen:-

10' 9" x 8' 3" (3.27m x 2.51m)

UPVC double glazed window and door to the side elevation overlooking the decking area and accessing the garden, the kitchen is fitted with matching 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 dresser to remain, space for fridge/freezer and cooker with stainless splashback, plumbing for washing machine, wall mounted gas central heating boiler, wood effect laminate flooring and flat/curved 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 One:-

10' 9" x 10' 4" (3.27m x 3.15m)

UPVC double glazed window to the front elevation, radiator, picture rail and flat/curved ceiling.



Bedroom Two:-

11' 2" x 6' 9" (3.40m x 2.06m)

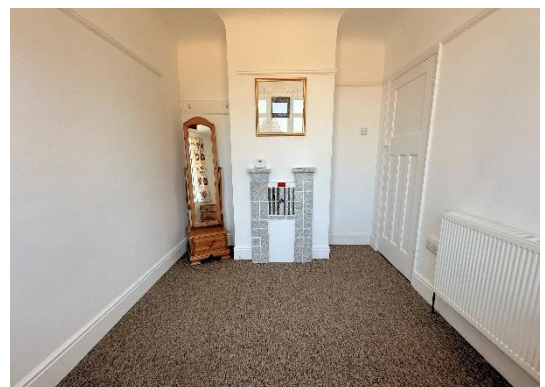
UPVC double glazed window to the side elevation, radiator, picture rail and flat/curved ceiling.



Bedroom Three:-

10' 9" x 8' 8" (3.27m x 2.64m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the garden, radiator, feature tiled fireplace, picture rail and textured 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

Shower Room:-

6' 6" x 5' 7" (1.98m x 1.70m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising tiled shower cubicle, close coupled WC, wash hand basin with mixer tap and part tiled walls, radiator, flat ceiling with access to the loft and extractor.



Outside:-

Wrought iron gates lead to the front garden which is primarily laid to lawn at the moment with block paved off street parking and pathway to the front door.



Rear Garden:-

A wooden gate gives side pedestrian access to the generous enclosed west facing rear garden which is a blank canvas with a decking area for entertaining purposes, water tap and lawn.

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

