

£425,000

WINNHAM DRIVE, PORTCHESTER, PO16 8QG



- Three Bedrooms (en suite to main bedroom)
- Downstairs Cloakroom
- Lounge
- Fitted Kitchen/Dining Room
- Conservatory
- First Floor Family Bathroom
- Gas Central Heating & Double Glazed Windows
- Garage/Workshop
- Enclosed South Facing Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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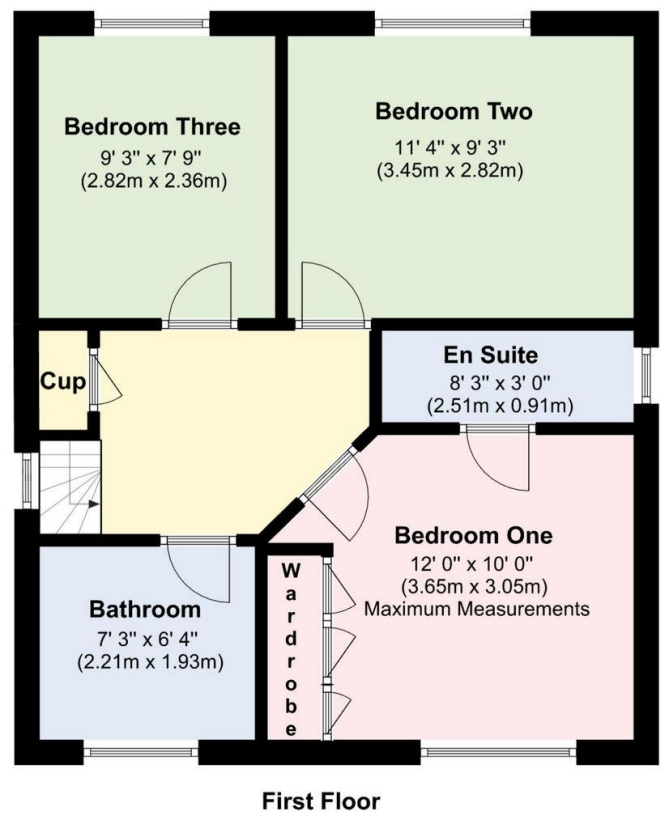
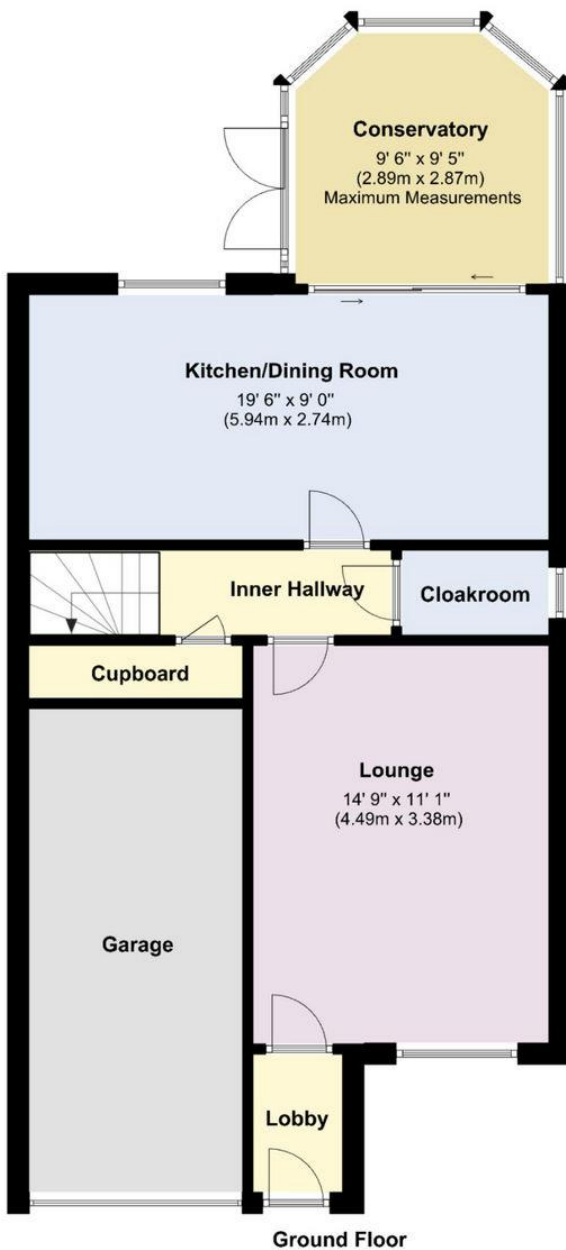
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Property Reference: P2927

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	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:-

Part double glazed composite front door to:

Entrance Lobby:-

Radiator, wood effect laminate flooring, coving to flat ceiling. Door to:

Lounge:-

14' 9" x 11' 1" (4.49m x 3.38m)

UPVC double glazed window to the front elevation with fitted shutter blinds, two radiators, TV aerial point, feature fireplace with marble inset and hearth, wooden surround and remote control electric fire, wood effect laminate flooring, coving to flat ceiling. Door to:



Inner Hallway:-

Return staircase leading to the first floor, radiator, wood effect laminate flooring, a generous built-in storage cupboard, coving to flat ceiling. Door to the kitchen/dining room and further internal door to:

Cloakroom:-

5' 6" x 3' 2" (1.68m x 0.96m)

Opaque UPVC double glazed window to the side elevation, white suite comprising wall mounted wash hand basin with tiled splashback, radiator, close coupled WC and flat ceiling.



Kitchen/Dining Room:-

19' 6" x 9' 0" (5.94m x 2.74m)

UPVC double glazed window to the rear elevation overlooking the garden, the kitchen is fitted with a range of matching base, eye and larder style storage cupboards 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 oven and hob with extractor canopy above, space and plumbing for washing machine and tumble dryer, recess for fridge/freezer, dining area with space for a table and chairs if required, radiator, flat ceiling throughout. Double glazed sliding patio door to:



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First Floor Landing:-

UPVC double glazed window to the side elevation, built-in airing cupboard, flat ceiling. Doors to:

Bedroom One:-

12' 0" x 10' 0" (3.65m x 3.05m) Maximum Measurements

UPVC double glazed window to the front elevation with fitted shutter blind, radiator, built-in wardrobes, flat ceiling. Door to:



Conservatory:-

9' 6" x 9' 5" (2.89m x 2.87m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, power connected, double glazed glass roof and tiled flooring.



En Suite Shower Room:-

8' 3" x 3' 0" (2.51m x 0.91m)

Opaque UPVC double glazed window to the side elevation, white suite comprising tiled shower cubicle, pedestal wash hand basin with mixer tap and tiled splash back, radiator, close coupled WC, shaver socket and flat ceiling with extractor.

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Bedroom Three:-

9' 3" x 7' 9" (2.82m x 2.36m)

UPVC double glazed window to the rear elevation with fitted shutter blinds, radiator and flat ceiling.



Bathroom:-

7' 3" x 6' 4" (2.21m x 1.93m)

Opaque UPVC double glazed window to the front elevation, white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, radiator and flat ceiling with extractor.

Bedroom Two:-

11' 4" x 9' 3" (3.45m x 2.82m)

UPVC double glazed window to the rear elevation with fitted shutter blinds, radiator and flat ceiling with access to the loft.



Outside:-

There is off street parking to the front leading to the garage/workshop with power roller door. The front garden is laid to lawn with slate chipped borders.

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Rear Garden:-

Side pedestrian access and a wooden gate leading to the enclosed South facing rear garden with a patio area for entertaining purposes and water tap, the remainder of the garden is laid to lawn with a wooden shed to remain.



Agents Note:-

The vendors inform us there is an annual charge payable for the maintenance of a pumping station close-by.

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