Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£350,000

SOUTHFIELDS, PORTCHESTER, PO16 9FG

- Three Bedrooms
- Entrance Hallway
- Downstairs Cloakroom/WC
- Fitted Kitchen/Breakfast Room
- Lounge/Dining Room Overlooking The Garden
- Modern Bathroom
- Double Glazed Windows
- Gas Central Heating
- Block Paved Off Street Parking
- South Facing Rear Garden

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

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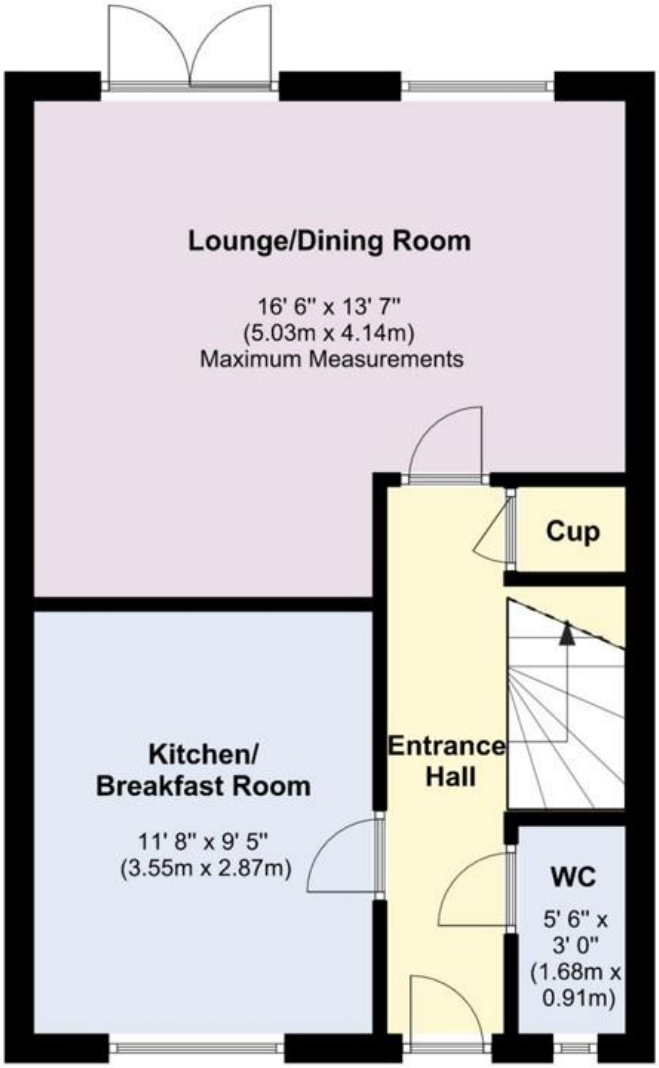
Property Reference: P2951

Council Tax Band: C

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor

First Floor

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The Accommodation Comprises:-

Part double glazed composite front door to:

Entrance Hallway:-

Stairs leading to the first floor with under stairs storage cupboard, flat ceiling with smoke detector. Doors to:

Downstairs Cloakroom/WC:-
5' 6'' x 3' 0'' (1.68m x 0.91m)

Opaque UPVC double glazed window to the front elevation, modern white suite comprising close coupled WC, pedestal wash hand basin with tiled flashback, radiator and flat ceiling.

Kitchen/Breakfast Room:-
11' 8'' x 9' 5'' (3.55m x 2.87m)

UPVC double glazed window to the front elevation, the kitchen is fitted with a range of base, eye and larger style matching storage cupboards with roll top work surfaces, one and a half bowl single drainer sink unit inset with an extendable mixer tap, built-in oven and hob with concealed extractor, space and plumbing for washing machine and dishwasher, recess for a fridge/freezer, radiator, matching cupboard housing the gas central heating boiler, space for a table and chairs if required and flat ceiling.

Lounge/Dining Room:-
16' 6'' x 13' 7'' (5.03m x 4.14m) Maximum Measurements

UPVC double glazed window and doors overlooking and accessing the South facing rear garden, radiator, TV aerial point, space for an additional table and chairs if required and flat ceiling.

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First Floor Landing:-

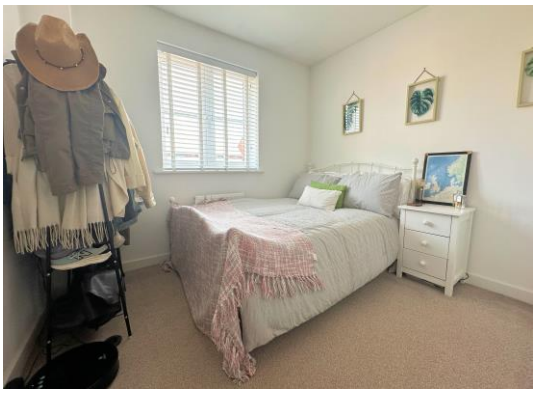
Built-in storage cupboard, flat ceiling with access to the loft, smoke detector, Doors to:

Bedroom One:-
15' 7'' x 9' 5'' (4.75m x 2.87m)

UPVC double glazed window to the rear elevation, radiator and flat ceiling.

Bedroom Two:-
9' 8'' x 9' 5'' (2.94m x 2.87m)

UPVC double glazed window to the front elevation, radiator and flat ceiling.



Bedroom Three:-
10' 2'' x 6' 8'' (3.10m x 2.03m)

UPVC double glazed window to the rear elevation, radiator and flat ceiling.

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Bathroom:-
6' 8'' x 5' 7'' (2.03m x 1.70m)

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

Outside:-

To the front of the property there is block paved off street parking for two vehicle and open plan shrub borders.

Rear Garden:-

A wooden gate and side pedestrian access leads to the established south facing enclosed rear garden with a patio area for entertaining purposes and wooden pergola, the remainder of the garden is mainly laid to lawn with shrub borders and a storage shed to remain.

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Agents Note:-

This property is subject to an annual maintenance charge which is currently £282.01 per annum.

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