Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£299,995

ROBINSON COURT, PORTCHESTER, PO16 8EE



- Three Bedrooms
- Entrance Lobby
- Downstairs Cloakroom
- Open Plan Modern Kitchen/Diner
- Lounge Area
- Lean-To-Conservatory
- First Floor Bathroom
- Double Glazed Windows
- Gas Central Heating
- South Facing Rear Garden
- Garage/Workshop
- Wimpey No-Fines Construction

Portchester Office
92 West Street Portchester Hampshire PO16 9UQ
Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk
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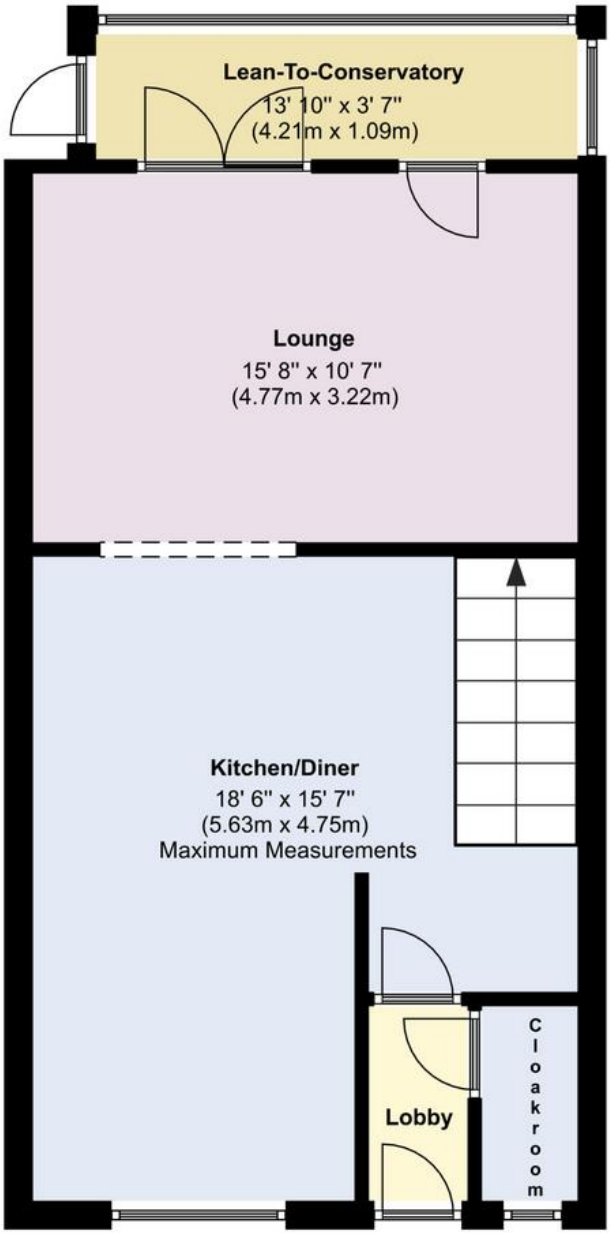
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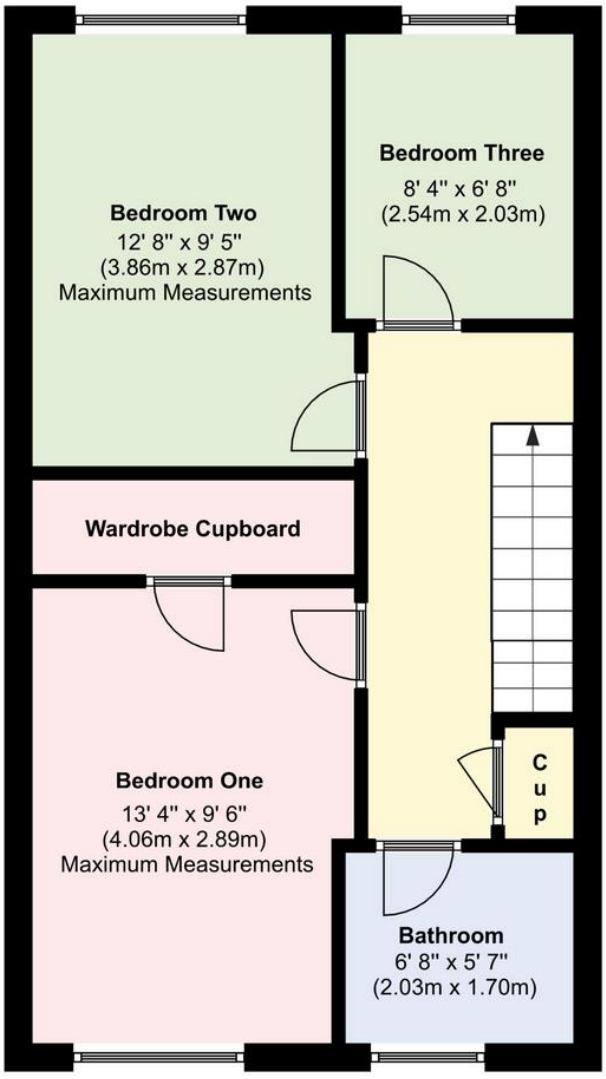
Property Reference: P2595

Council Tax Band: B

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 Lobby:-

Wood effect laminate flooring and textured ceiling. Internal doors to:

Downstairs Cloakroom:-
5' 7'' x 2' 9'' (1.70m x 0.84m)

Opaque UPVC double glazed window to front elevation, W.C with concealed cistern and shelf above, wall mounted wash hand basin, radiator, wood effect laminate flooring and coving to textured ceiling.

Kitchen/Diner:-
18' 6'' x 15' 7'' (5.63m x 4.75m) Maximum Measurements

UPVC double glazed window to front elevation, re-fitted modern base, eye level and larder style soft close units, roll top work surfaces with matching upstands, one and a half bowl sink unit with mixer tap, built-in eye level oven and grill, electric hob with extractor above, space and plumbing for washing machine, space for American style fridge/freezer, integrated dishwasher, matching wall cupboard housing gas central heating boiler, space for table and chairs, contemporary vertical radiator, stairs to first floor, wood effect laminate flooring and coving to textured ceiling. Walkway to:









Lounge:-
15' 8'' x 10' 7'' (4.77m x 3.22m)

TV aerial point, contemporary vertical radiator, continuation of wood effect laminate flooring and coving to textured ceiling. UPVC double glazed doors to:

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Lean-To-Conservatory:-
13' 10'' x 3' 7'' (4.21m x 1.09m)

UPVC double glazed windows and door overlooking and accessing the south facing rear garden.

First Floor Landing:-

Deep built-in storage cupboard, access to loft and coving to textured ceiling. Doors to:

Bedroom One:-
13' 4'' x 9' 6'' (4.06m x 2.89m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, a generous built-in wardrobe cupboard and coving to textured ceiling.





Bedroom Two:-
12' 8'' x 9' 5'' (3.86m x 2.87m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden and with views towards Portsmouth Harbour, radiator and textured ceiling.

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Bedroom Three:-
8' 4'' x 6' 8'' (2.54m x 2.03m)

UPVC double glazed window to rear elevation overlooking the garden and with views towards Portsmouth Harbour, wood effect laminate flooring and coving to textured ceiling.



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

Opaque UPVC double glazed window to the front elevation, suite comprising panelled bath with shower over, wash hand basin, low level W.C, radiator, part tiled walls and coving to textured ceiling.

Outside:-

Low maintenance open plan front garden. Wooden gate leads to:

Rear Garden:-

South facing, enclosed, patio area for entertaining purposes and lawn section with shrub borders and further wooden gate to rear leads to brick built garage/workshop with up and over door.





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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.

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