

Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£319,995

Hawthorn Close, Portchester, PO16 8HF



- Three/Four Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Ground Floor Study/Bedroom Four
- Double Glazed Conservatory Overlooking The Garden
- First Floor Bathroom
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking For Two Vehicles
- Enclosed 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



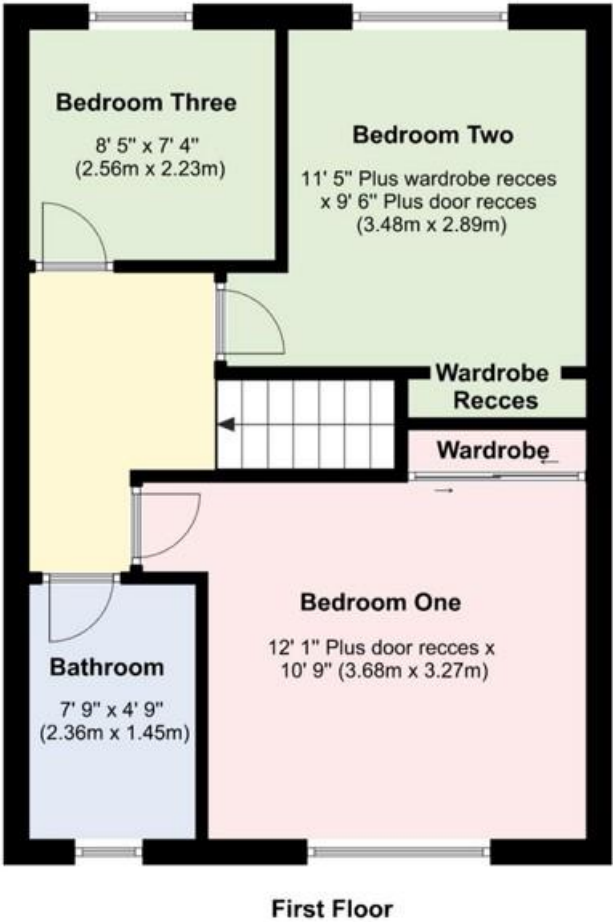
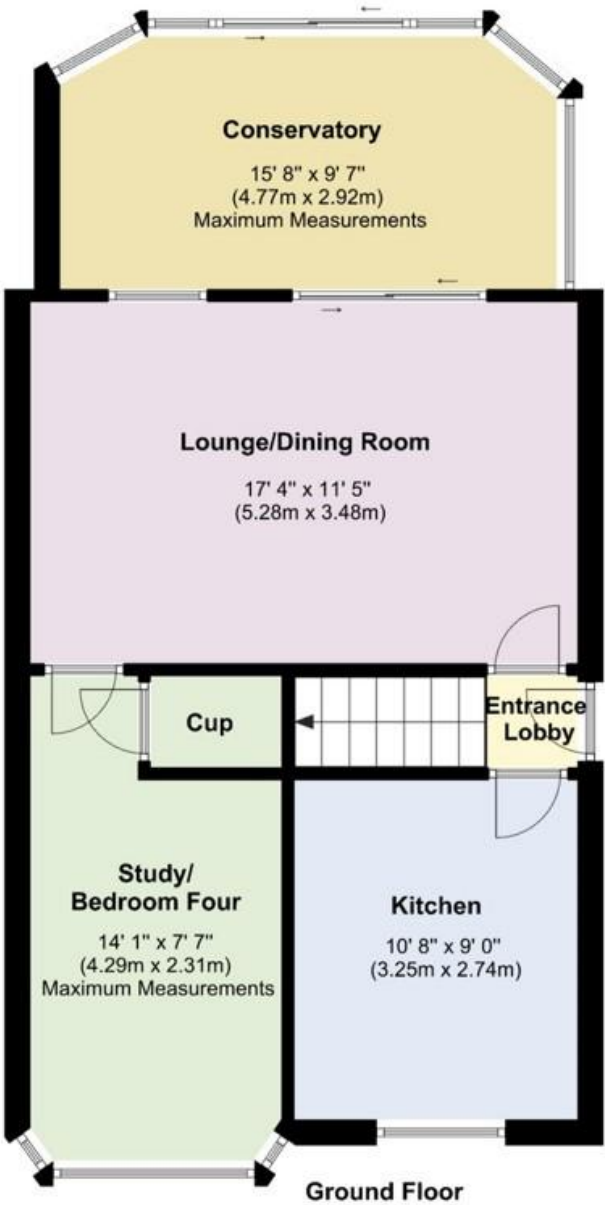
Property Reference: P2964

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



The Accommodation Comprises:-

Part double glazed composite front door to:

Entrance Lobby:-

Stairs leading to the first floor, wood effect laminate flooring, coving to textured ceiling. Doors to:

Kitchen:-

10' 8" x 9' 0" (3.25m x 2.74m)

UPVC double glazed window to the front elevation, The kitchen is fitted with a matching range of base, eye and larder style units, roll top work surfaces, one and half bowl single drainer sink unit inset with mixer tap and part tiled walls, built-in eye level oven and grill, ceramic hob with extractor canopy over, space and plumbing for washing machine and dishwasher, recess for a tall fridge/freezer, tiled flooring and coving to textured ceiling.



Lounge/Dining Room:-

17' 4" x 11' 5" (5.28m x 3.48m)

UPVC double glazed window to the rear elevation TV aerial point, radiator, feature fireplace, space for a table and chairs if required, coving to textured ceiling, UPVC double glazed doors to the conservatory. Further internal door to:



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

Study/Bedroom Four:-

14' 1" x 7' 7" (4.29m x 2.31m) Maximum Measurements

UPVC double glazed bow window to the front elevation, electric heater, built-in storage cupboard, flat ceiling with spot lights inset and smoke detector.



First Floor Landing:-

Coving to textured ceiling with access to the loft. Doors to:

Bedroom One:-

12' 1" Plus door recces x 10' 9" (3.68m x 3.27m)

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

Conservatory:-

15' 8" x 9' 7" (4.77m x 2.92m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the garden, radiator, space for a tumble dryer, double glazed glass roof, power connected and space for an additional table and chairs if required.



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 Two:-

11' 5" Plus wardrobe recesses x 9' 6" Plus door recesses (3.48m x 2.89m)

UPVC double glazed window to the rear elevation, radiator, built-in cupboard housing gas central heating boiler, wardrobe recess and coving to textured ceiling.



Bedroom Three:-

8' 5" x 7' 4" (2.56m x 2.23m)

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



Family Bathroom:-

7' 9" x 4' 9" (2.36m x 1.45m)

Opaque UPVC double glazed window to the front elevation, white suite comprising P-shaped panelled bath with mixer tap, Mira rainwater and hand held digital showers and screen, close coupled WC, wash hand basin with mixer tap and vanity storage below, tiled walls, radiator, tiled flooring, fitted storage cupboard and coving to flat ceiling.



Outside:-

To the front of the property there is off street parking for two vehicles, a water tap and outside power sockets.



Rear Garden:-

There is side pedestrian access and a wooden gate leading to the enclosed rear garden with a patio area, the remainder is laid to lawn with shrub borders and wooden shed to remain.



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

