

£325,000

WEST STREET, PORTCHESTER, PO16 9UB



- Three Bedrooms
- Entrance Porch & Hallway
- Semi Open Plan Lounge/Kitchen/Diner
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Off Road Parking
- Garage Close-By
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

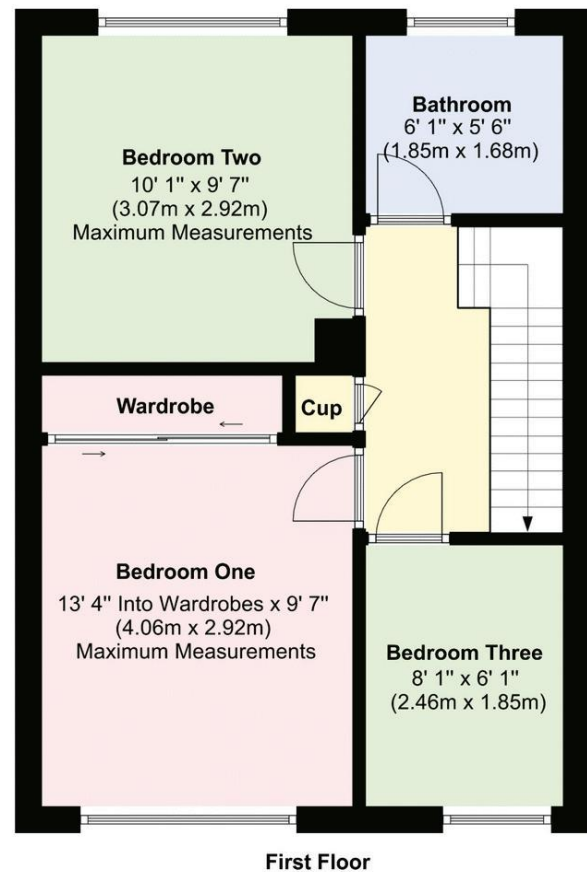
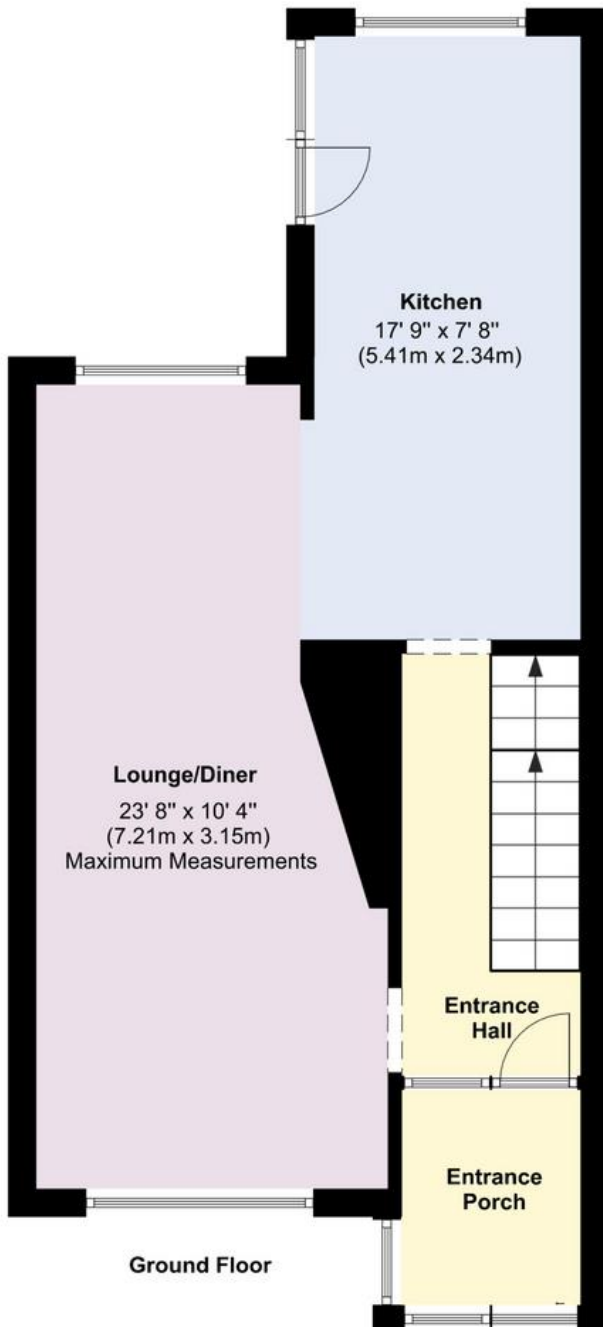
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Property Reference : P2760

Awaiting EPC

Council Tax Band: C

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



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The Accommodation Comprises:-

UPVC double glazed sliding patio door with matching side panel into:

Entrance Porch:-

6' 4" x 4' 9" (1.93m x 1.45m)

Stairs to first floor, under stairs cupboard housing meters, radiator, smoke detector and flat ceiling. Entryway to:

Entrance Hall:-

Stairs to first floor, under stairs cupboard housing the meters, radiator, smoke detector and flat ceiling. Entryway to:



Lounge/Diner:-

23' 8" x 10' 4" (7.21m x 3.15m) Maximum Measurements

A semi open plan dual aspect room with UPVC double glazed windows to front and rear elevations overlooking the garden, TV aerial point, space for table and chairs, two radiators and flat ceiling. Walkway to:



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Kitchen:-

17' 9" x 7' 8" (5.41m x 2.34m)

A dual aspect room with UPVC double glazed windows to side and rear elevations, re-fitted range of modern base, eye level and larder style soft close units, underlighting to base units, work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in electric oven with induction hob above and concealed extractor over, recess for an American style fridge/freezer, space and plumbing washing machine, integrated dishwasher, continuation of wood effect laminate flooring, flat ceiling, radiator, concealed wall mounted gas central heating boiler and UPVC part double glazed door leading to garden.



First Floor Landing:-

Built-in storage cupboard, flat ceiling, smoke detector and access to loft. Replacement doors to:

Bedroom One:-

13' 4" Into Wardrobes x 9' 7" (4.06m x 2.92m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, sliding doors to built-in wardrobes and flat ceiling.



Bedroom Two:-

10' 1" x 9' 7" (3.07m x 2.92m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden and views towards Portsdown Hill, radiator and flat ceiling.

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Bedroom Three:-

8' 1" x 6' 1" (2.46m x 1.85m)

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



Bathroom:-

6' 1" x 5' 6" (1.85m x 1.68m)

Opaque UPVC double glazed window to rear elevation, re-fitted modern white suite comprising panelled bath with mixer tap, rainwater shower unit over with handheld shower attachment, shower screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, part tiled walls, chrome heated towel rail and flat ceiling.



Outside:-

Block paved off street parking for two vehicles to front and vehicular access to garage in a block close by. Side pedestrian access and a wooden gate leads to

Rear Garden:-

Enclosed, laid mainly to lawn, shrub and shingle borders, water tap and raised decking area to rear for entertaining purposes.



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