

£315,000

MYRTLE AVENUE, PORTCHESTER, PO16 9JT



- Two Double Bedrooms
- Entrance Hallway
- 15' Fitted Kitchen
- 24' Lounge/Dining Room
- Modern Shower Room
- Gas Central Heating & Double Glazed Windows
- Block Paved off Street Parking
- Generous West Facing Rear Garden
- Garage/Workshop
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

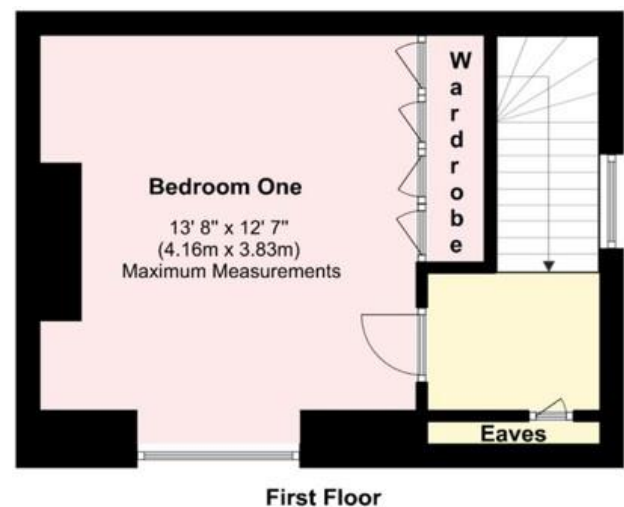
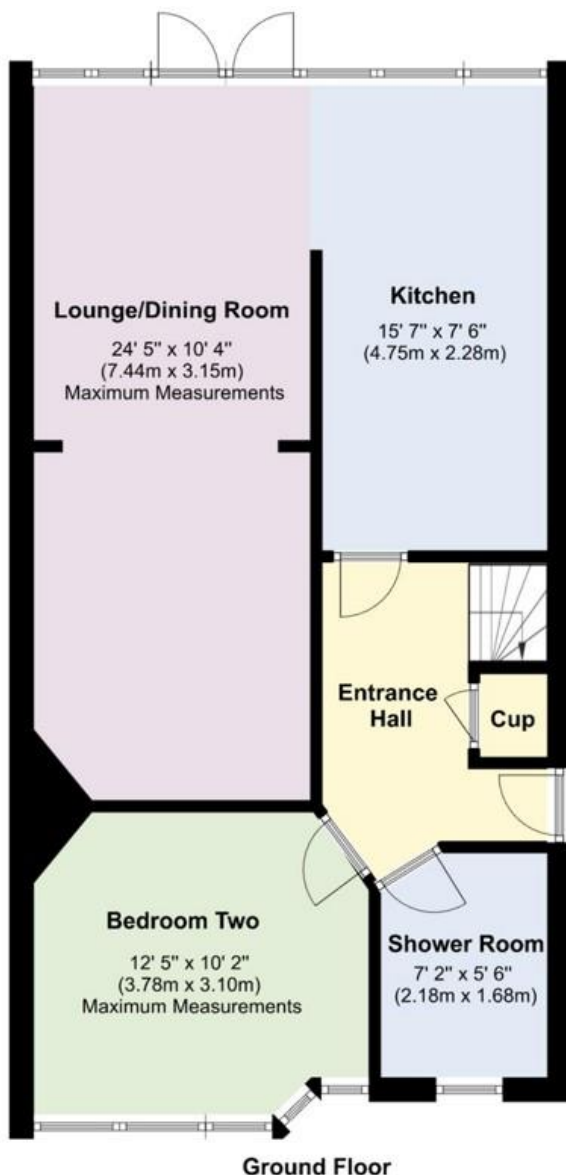
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Property Reference: 000002696

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 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:-

Covered entrance with quarry tiled step. UPVC part double glazed door to:

Entrance Hallway:-

Return staircase leading to the first floor, under stairs storage cupboard housing the meters, radiator, flat ceiling with spot lights inset. Doors to:

Kitchen:-

15' 7" x 7' 6" (4.75m x 2.28m)

UPVC double glazed window to the rear elevation overlooking the garden, the kitchen is fitted with a range of base and eye level soft close units, roll top work surfaces incorporating a breakfast bar with matching upstands, one and a half bowl single drainer sink unit inset with a mixed tap, built-in oven with gas hob above, extractor canopy and splashback, integrated slim line dishwasher and washing machine, built-in fridge/freezer, radiator, flat ceiling the spotlights inset, double glazed glass roof, wood effect laminate flooring. Walkway to:



Lounge/Dining Room:-

24' 5" x 10' 4" (7.44m x 3.15m) Maximum Measurements

Lounge area with feature fireplace and gas fire inset, radiator, TV aerial point, flat ceiling with central ceiling rose, dining area with space for table and chairs if required, two further radiators, wood effect laminate flooring, UPVC double glazed windows and doors overlooking accessing the garden and double glazed glass roof.



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Bedroom Two:-

12' 5" x 10' 2" (3.78m x 3.10m) Maximum Measurements

UPVC double glazed half bay window to the front elevation, radiator, feature fireplace, picture rail and flat ceiling.



Shower Room:-

7' 2" x 5' 6" (2.18m x 1.68m)

Opaque UPVC double glazed window to the front elevation, modern white suite comprising, shower cubicle with Mira shower and water proof panelling, pedestal wash and basin with mixer tap, close coupled WC, part tiled walls, radiator, shaver socket, flat ceiling with spotlights inset and extractor.



First Floor Landing:-

UPVC double glazed window to the side elevation, radiator, access to eaves storage, flat/sloping ceiling. Door to:

Bedroom One:-

13' 8" x 12' 7" (4.16m x 3.83m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, built-in wardrobes and flat/sloping ceiling with spotlights inset.



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Outside:-

Block paved off street parking to the front with a raised shrub planter and brick retaining wall. Side access leads to the garage/workshop with double doors and side courtesy door to the garden.



Rear Garden:-

A wooden gate gives access to the generous enclosed West facing rear garden with a patio area for entertaining purposes, lawn with established shrub borders and a wooden shed to remain.



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