

OFFERS IN EXCESS OF £350,000

ROMAN GROVE, PORTCHESTER, PO16 9LN



- Two Double Bedrooms
- Entrance Hallway & Downstairs Cloakroom
- 19' Lounge/Dining Room with Wood Burner
- Triple Aspect Orangery
- Fitted Kitchen
- Modern First Floor Bathroom
- Gas Central Heating & Double Glazed Windows
- Off Street Parking For Two Vehicles
- Enclosed Landscaped Rear Garden
- 12' x 12' Fully Insulated Studio/Office with Store Area

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Property Reference: P2895

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



The Accommodation Comprises:-

Covered entrance with outside light. UPVC part double glazed front door with matching side panel into:

Entrance Lobby:-

Built in storage cupboards, tiled flooring, flat ceiling. Internal door to:



Entrance Hallway:-

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



Downstairs Cloakroom:-

Modern suite comprising WC with concealed cistern and storage above, wash hand basin with mixer tap and storage below, radiator, half height panelling to the walls, tiled flooring and flat ceiling with extractor.



Lounge/Dining Room:-

19' 0" x 11' 4" (5.79m x 3.45m)

An extended dual aspect room with UPVC double glazed windows to the side elevations, radiator, TV aerial point, space for a table and chairs, feature wood burner with stone hearth, flat ceiling. UPVC double glazed sliding patio door to:



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Kitchen:-
12' 0" x 8' 3" (3.65m x 2.51m)

A dual aspect room with UPVC double glazed windows to the front and side elevation with, the kitchen is fitted with a range of matching base and eye level units with roll top work surfaces, one and a half bowl resin sink unit inset with mixer tap and part tiled walls, built-in oven, gas hob with extractor canopy above, space and plumbing for a slim line dishwasher, integrated washing machine, built-in under counter fridge and separate freezer, radiator, tiled flooring, matching cupboard housing the gas central heating boiler and flat ceiling with spotlights inset.



Orangery:-
9' 0" x 8' 3" (2.74m x 2.51m)

A light and airy triple aspect addition with UPVC double glazed windows and double doors overlooking and accessing the landscaped rear garden, contemporary floor to ceiling electric radiator, engineered wood flooring, space for an additional table and chairs if required and vaulted glass roof.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Rear Lobby:-

9' 5" x 5' 7" (2.87m x 1.70m)

Further eye level storage cupboards, space for additional appliances if required, power connected. UPVC double glazed door leading to the garden.



First Floor Landing:-

Flat/sloping ceiling and doors to:

Bedroom One:-

11' 1" x 9' 3" (3.38m x 2.82m) Maximum Measurements

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, radiator, built-in wardrobes with access to a boarded loft space and flat/sloping ceiling.



Bedroom Two:-

9' 2" x 7' 8" (2.79m x 2.34m) Maximum Measurements

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, radiator and flat/sloping ceiling.



Bathroom:-

5' 9" x 5' 9" (1.75m x 1.75m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising panelled bath with mixer tap and shower attachment, an additional mains shower and screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, heated towel rail, waterproof and wooden panelling to the walls, tiled flooring and flat ceiling with extractor.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Outside:-

To the front of the property there is off street parking for two vehicles.



Rear Garden:-

A secure wooden gate then allows side pedestrian access to the generous enclosed landscaped rear garden with a porcelain patio area for entertaining purposes, outside water tap and power sockets, central lawn section with established shrubs and trees to the borders, wooden storage and wood store to remain, there is also a wooden decking area with raised planters leading to:

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Office/Studio:-

12' 0" x 12' 0" (3.65m x 3.65m)

Fully insulated office/studio with double glazed windows and doors, power connected and electric heating, wood effect laminate flooring, mirror fronted built-in storage cupboards and an additional workshop to the rear also with power connected.



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: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk