

£235,000

BAYLY AVENUE, PORTCHESTER, PO16 9LF



- Two Double Bedrooms
- Entrance Lobby
- Ground Floor Study/Office
- Lounge
- Fitted Kitchen
- Modern Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed Garden
- South Portchester Location

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

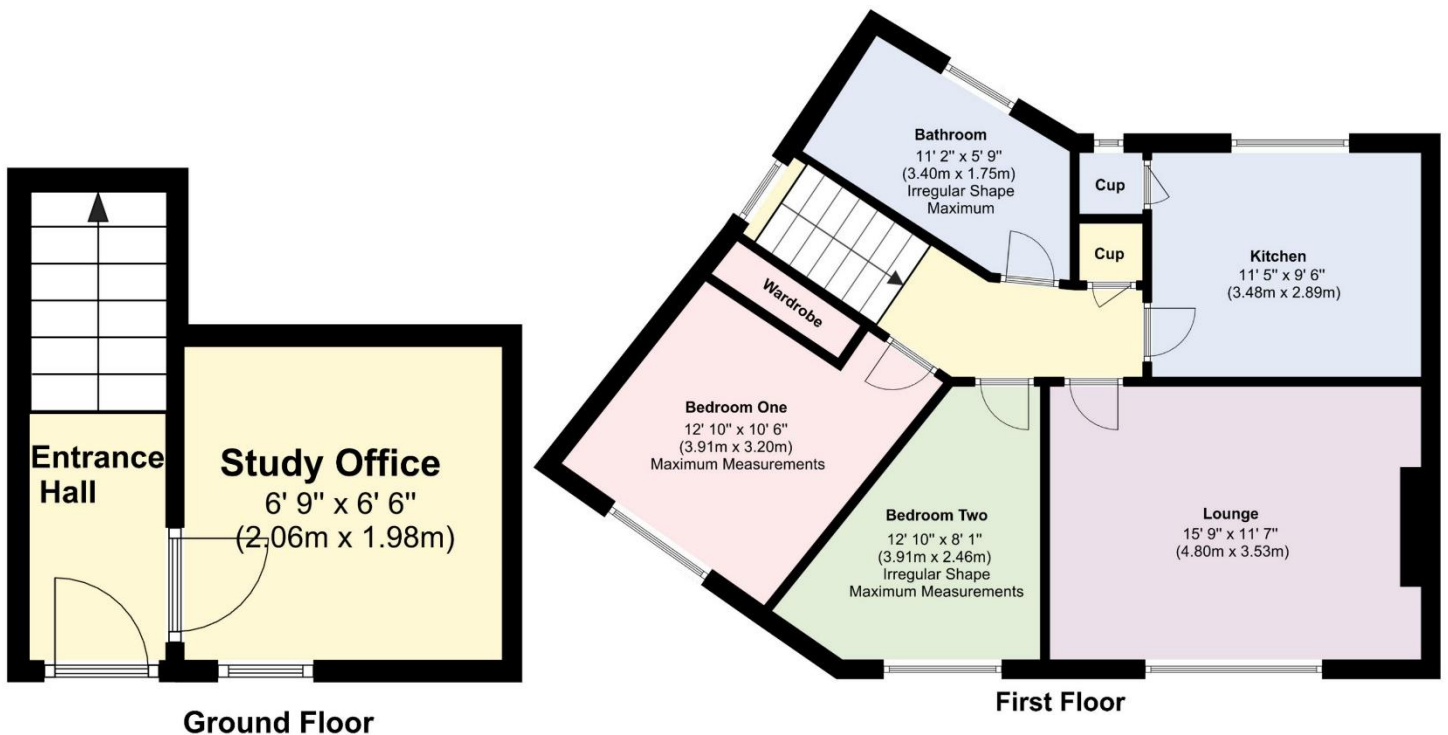
www.fenwicks-estates.co.uk

Property Reference: P2911

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 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:-

Part double glazed composite front door to:

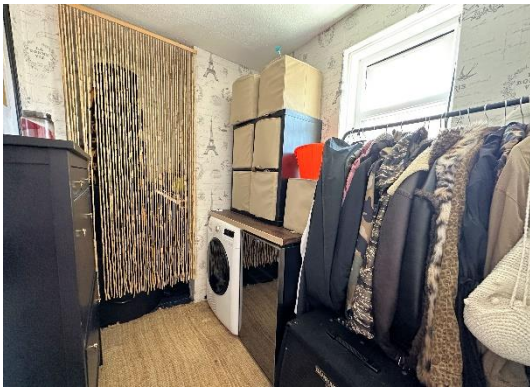
Entrance Lobby:-

Wood effect laminate flooring, stairs leading to the first floor, flat ceiling. Part glazed door to:

Study/Office:-

6' 8" x 5' 8" (2.03m x 1.73m)

UPVC double glazed window to the side elevation, built-in storage area, radiator, space for appliances or desk if required and textured ceiling.



First Floor Landing:-

Built-in storage cupboard, flat ceiling with access to the loft, radiator. Doors to:

Lounge:-

15' 9" x 11' 8" (4.80m x 3.55m)

Large UPVC double glazed window to the front elevation, radiator with decorative cover, TV aerial point, wood effect laminate flooring and coving to flat ceiling with spotlights inset.



Kitchen:-

11' 4" x 9' 6" (3.45m x 2.89m)

UPVC double glazed window to the rear elevation, the kitchen is fitted with a range of base and eye level storage cupboards with roll top work surfaces, single bowl single drainer stainless steel sink unit inset with the mixer tap and part tiled walls, built-in oven and hob with extractor canopy above, space and plumbing for washing machine and slim line dishwasher, wall mounted gas central heating boiler, recess for fridge/freezer, space for a table and chairs if required, radiator and flat ceiling.



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Bedroom Two:-

12' 10" x 11' 8" (3.91m x 3.55m)

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



Bedroom One:-

12' 10" x 10' 6" (3.91m x 3.20m)

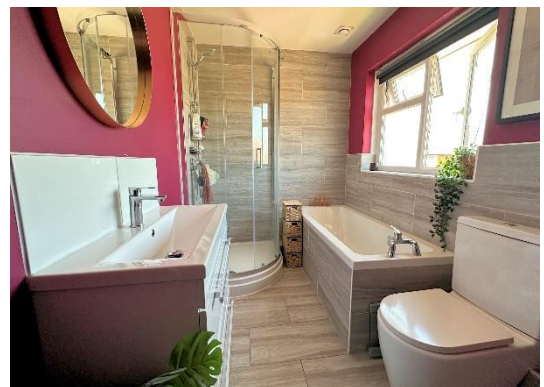
UPVC double glazed window to the front elevation, radiator, wood effect laminate flooring and coving to flat ceiling.



Bath/Shower Room:-

11' 2" x 5' 9" (3.40m x 1.75m)

Opaque UPVC double glazed window to the rear elevation, modern white suite comprising panelled bath with mixer tap, separate shower cubicle, close coupled WC, replacement wash hand basin with mixer tap and vanity storage below, part tiled walls, heated towel rail, tiled flooring and flat ceiling.



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Outside:-

The property benefits from a low maintenance shingle frontage with wooden gate and pathway to the front door. A further wooden gate leads to the enclosed Southwest facing rear garden with a patio area for entertaining purposes and the remainder laid to lawn.



Agents Note:-

We have been advised this property is leasehold with approximately 101 years remaining on the lease. The ground rent is £10.00 per annum and the current service charge/maintenance is £629.00.

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