

£229,995

ALLAWAY AVENUE, PAULSGROVE, PO6 4QR



- Three Bedrooms
- Entrance Hallway
- Lounge
- Dining Room
- Kitchen
- First Floor Bathroom With Separate WC
- Double Glazed Windows
- Partial Gas Central Heating
- Generous Enclosed Rear Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

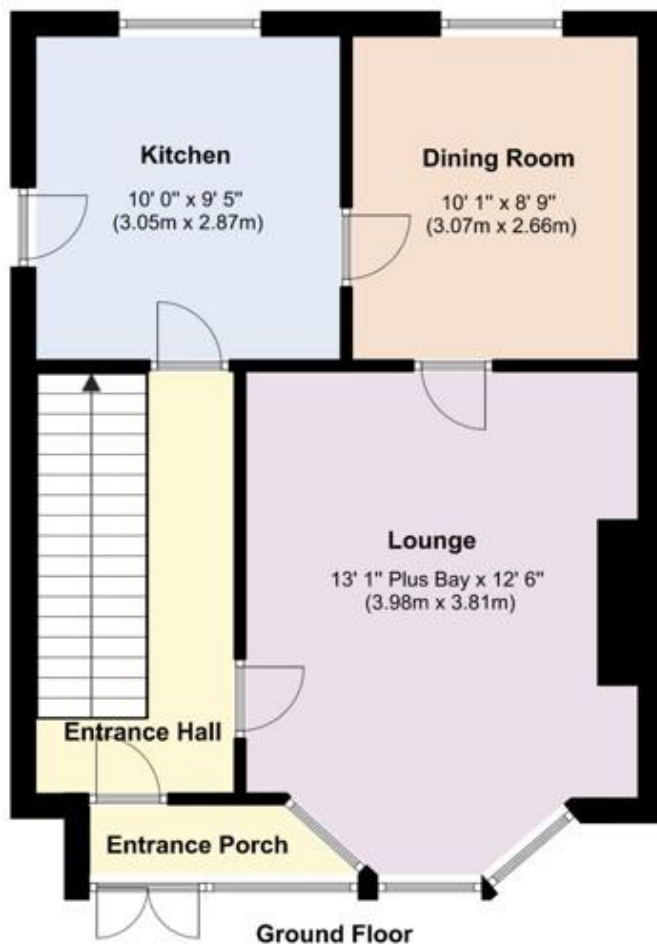
www.fenwicks-estates.co.uk

Property Reference: 000002692

Council Tax Band: B

Awaiting EPC

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: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



The Accommodation Comprises:-

UPVC double glazed doors to:

Entrance Porch:-

UPVC double glazed windows and part glazed wooden door to:

Entrance Hallway:-

Stairs leading to the first floor with under stairs storage cupboard. Doors to:

Lounge:-

13' 1" Plus Bay x 12' 6" (3.98m x 3.81m)

UPVC double glazed bay window to the front elevation, TV aerial point, feature fireplace. Door to:



Dining Room:-

10' 1" x 8' 9" (3.07m x 2.66m)

UPVC double glazed window to the rear elevation overlooking the garden, radiator, space for a table and chairs if required. Door to:



Kitchen:-

10' 0" x 9' 5" (3.05m x 2.87m)

UPVC double glazed window to the rear elevation overlooking the garden, fitted base and eye level storage cupboards with worktops, single bowl single drainer sink unit and part tiled walls, space for appliances, additional built-in storage cupboard housing the metres and UPVC part double glazed door giving access to the 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

First Floor Landing:-

UPVC double glazed window to the side elevation, access to the loft and doors to:

Bedroom One:-

11' 4" x 10' 5" (3.45m x 3.17m) Maximum Measurements

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour and built-in storage.



Bedroom Two:-

11' 1" x 10' 2" (3.38m x 3.10m)

UPVC double glazed window to the rear elevation and built-in storage.



Bedroom Three:-

8' 2" x 8' 2" (2.49m x 2.49m)

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour.



Bathroom:-

7' 4" x 5' 2" (2.23m x 1.57m)

Opaque UPVC double glazed window to the side elevation, coloured suite comprising panelled bath, matching pedestal wash hand basin, part tiled walls and electric heater.



Separate WC:-

4' 3" x 2' 5" (1.29m x 0.74m)

Opaque window to the side elevation, WC and part-tiled walls.

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

Outside:-

Double wrought iron gates lead to the paved front garden with shrub borders and brick retaining wall.



Rear Garden:-

A wooden gate gives side access to the generous enclosed rear garden which is mainly laid to lawn with mature hedging, outbuildings, shed and greenhouse 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

