

£279,995

THE LEAWAY, PORTCHESTER, FAREHAM, PO16 8PH



- Three Bedrooms
- Entrance Hallway
- Lounge
- Kitchen/Dining Room
- Conservatory
- Ground Floor Bathroom
- Double Glazed Windows
- Off Street Parking
- 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

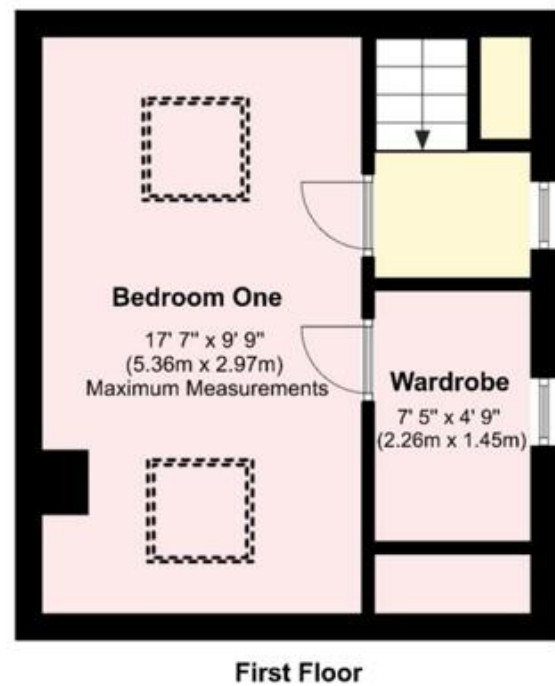
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Property Reference: P2930

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 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:-

UPVC part double glazed front door leading to:

Entrance Hallway:-

Textured ceiling. Further internal doors to:

Lounge:-

14' 9" Plus Bay x 8' 8" (4.49m x 2.64m)

UPVC double glazed half bay window to the front elevation, feature fireplace with gas fire inset (not tested) wood panelled wall and textured ceiling.



Kitchen/Dining Room:-

16' 8" x 8' 8" (5.08m x 2.64m) Maximum Measurements

A dual aspect room with UPVC double glazed window to the side elevation, the kitchen area is fitted with a range of base and eye level units with roll top work surfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, built-in eye level oven and grill, electric hob with extractor, stairs leading to the first floor, dining area with space for table and chairs if required, gas heater. Park glazed door leading to:



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Bedroom Two:-
12' 9" x 8' 8" (3.88m x 2.64m)

UPVC double glazed window to the rear elevation overlooking the garden and textured ceiling.



Bedroom Three:-
10' 9" x 7' 7" (3.27m x 2.31m)

UPVC double glazed window to the front elevation, gas heater and textured ceiling.



Bathroom:-
5' 9" x 5' 0" (1.75m x 1.52m)

Opaque UPVC double glazed window to the side elevation, coloured suite comprising panelled bath, pedestal wash hand basin and close coupled WC, part tiled walls, wall mounted gas water heater, wood effect laminate flooring and textured ceiling.



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First Floor Landing:-

Window to the side elevation, access to eaves, textured ceiling. Door to:

Bedroom One:-

17' 7" x 9' 9" (5.36m x 2.97m) Maximum Measurements

A dual aspect room with UPVC double glazed Velux style windows to the front and rear elevations, flat and sloping textured ceiling and door to walk in wardrobe with opaque window to the side, access to eaves and textured ceiling.



Conservatory

9' 0" x 6' 9" (2.74m x 2.06m)

UPVC double glazed windows and doors overlooking and accessing the garden, power connected, tiled flooring and plumbing for washing machine



Outside:-

The front garden is laid to lawn with shrub borders and brick retaining wall. Off street parking with side access and a wrought iron gate .



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Rear Garden

Wrought iron gate leads to generous size enclosed rear garden with a patio area for entertaining purposes, lawn, shrub borders, greenhouse and shed to remain.



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