

£300,000

BAYLY AVENUE, PORTCHESTER, PO16 9LF



- Three/Four Double Bedrooms
- Ground Floor Bedroom/Family Room
- Ground Floor L-Shaped Kitchenette/Utility & Conservatory
- Ground Floor Shower Room
- 24ft L-Shaped Lounge/Dining Room
- First Floor Bathroom
- Fitted Modern Kitchen
- UPVC Double Glazing & Gas Central Heating
- Block Paved Off Street Parking
- Corner Plot Enclosed Rear Garden

Portchester Office

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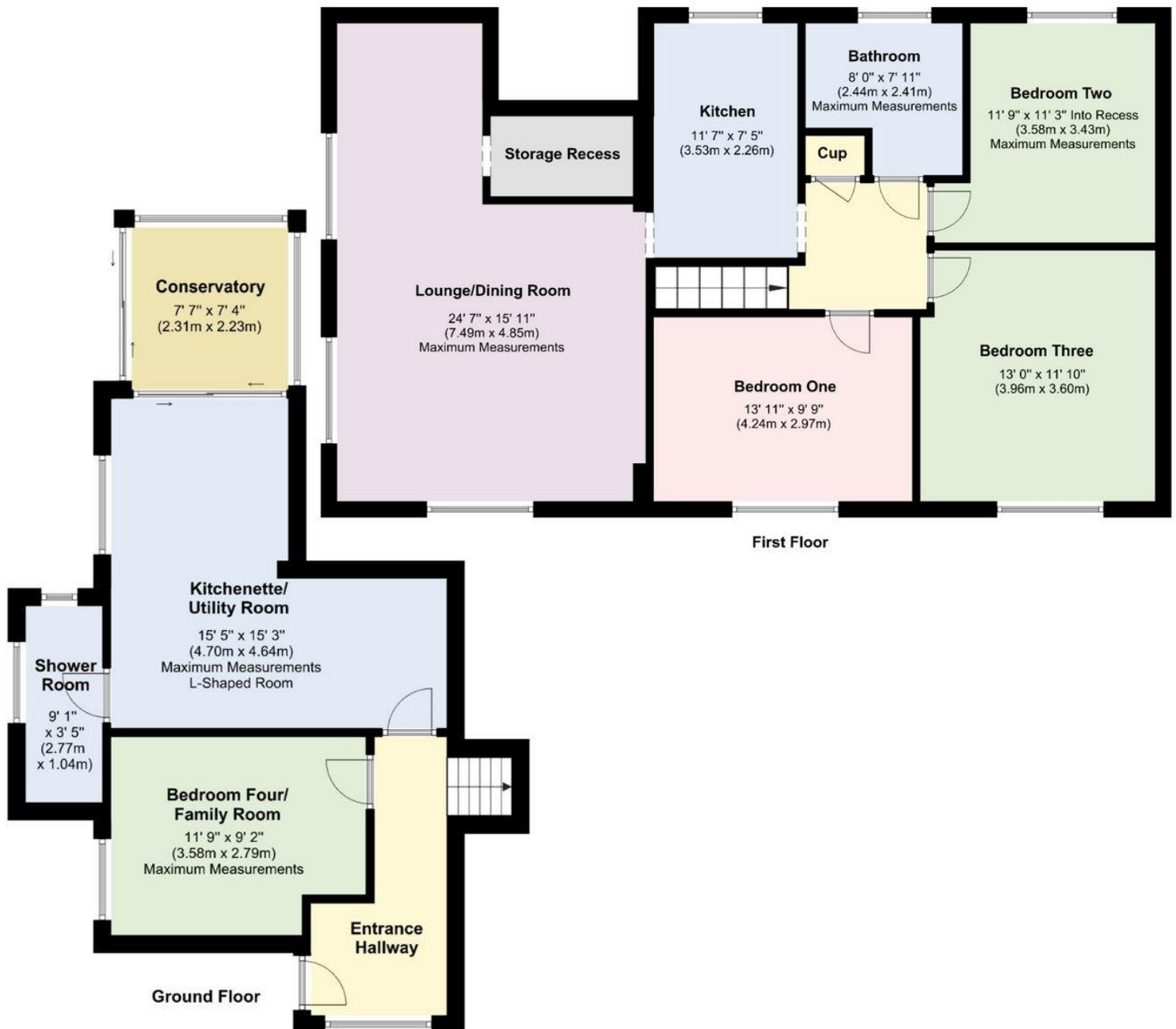
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Property Reference: P2898

Council Tax Band: A

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

Part double glazed composite front door into:

Entrance Porch:-

Opaque UPVC double glazed window to front elevation, radiator, coving to flat ceiling with spotlighting inset. Opening to:



Entrance Hall:-

Stairs leading to first floor, coving to flat ceiling with spotlighting inset. Doors to:

Bedroom/Family Room:-

11' 9" x 9' 2" (3.58m x 2.79m) Maximum Measurements

UPVC double glazed window to side elevation, radiator and coving to textured ceiling.



L-Shaped Kitchenette/Utility Room:-

15' 5" x 15' 3" (4.70m x 4.64m) Maximum Measurements L-Shaped Room

UPVC double glazed window to side elevation, the kitchenette area is fitted with a range of base and eye level units with roll top work surfaces, circular stainless steel sink unit inset with a mixer tap, space and plumbing for washing machine, space for tall a fridge/freezer, radiator, study/office area if required, wood effect laminate flooring, door to the shower room, coving to textured ceiling. Double glazed sliding patio door to:



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Conservatory:-

7' 7" x 7' 4" (2.31m x 2.23m)

UPVC double glazed window and sliding patio door overlooking and accessing the rear garden, wood effect laminate flooring and power connected.



Shower Room/Utility:-

9' 1" x 3' 5" (2.77m x 1.04m)

A dual aspect room with opaque UPVC double glazed windows to side and rear elevations, close coupled WC, corner wash hand basin with mixer tap, tiled shower cubicle, radiator, tiled flooring and flat ceiling.



First Floor Landing:-

Built-in storage/airing cupboard with shelving and meters, coving to flat ceiling and access to a generous carpeted loft room with power and light connected. Doors and walkway from the landing to:

Kitchen:-

11' 7" x 7' 5" (3.53m x 2.26m)

UPVC double glazed window to rear elevation, the kitchen is fitted with a range of matching base, eye and glass display units with roll top work surfaces, single bowl sink unit inset with mixer tap and part tiled walls, built-in oven and grill with gas hob above and concealed extractor, integrated dishwasher, built-in under counter fridge, gas central heating boiler concealed in matching wall unit, radiator, coving to textured ceiling with spotlighting inset. Walkway to:



L-Shaped Lounge/Dining Room

24' 7" x 15' 11" (7.49m x 4.85m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to front and side elevations, three radiators, dining area with wood effect laminate flooring and space for a table and chairs if required, built-in storage area and coving to flat ceiling.

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Bedroom One:-
13' 11" x 9' 9" (4.24m x 2.97m)

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



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Bedroom Two:-

11' 9" x 11' 3" Into Recess (3.58m x 3.43m) Maximum Measurements

UPVC double glazed window to rear elevation, radiator and coving to textured ceiling.



Bathroom:-

8' 0" x 7' 11" (2.44m x 2.41m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, white suite comprising panelled bath with mains shower over and screen, close coupled WC, wash hand basin with worksurfaces to either side and vanity storage below, chrome heated towel rail and decorative coving to textured ceiling.



Bedroom Three:-

13' 0" x 11' 10" (3.96m x 3.60m)

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



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Outside:-

To the front of the property there is block paved off road parking for two cars and shingle borders.



Rear Garden:-

A wooden gate to the side of the property gives pedestrian access to the enclosed low maintenance corner plot side and rear garden with a patio area and raised decking with seating for entertaining purposes, Astro turf lawn, raised planters and a water tap.



Agents Note:-

We have been advised the property has approximately 171 years remaining on the lease and a current maintenance charge of £50.00 and ground rent charge of £5.00 both per calendar month.

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