

## OFFERS IN EXCESS OF £385,000

BEAULIEU AVENUE, PORTCHESTER, PO16 9TS



- Three Bedrooms
- Entrance Hall
- Downstairs Cloakroom
- Lounge
- Open Plan Fitted Kitchen/Diner
- Modern Bath/Shower Room
- UPVC Double Glazed Windows
- Gas Central Heating
- Off Street Parking Front & Rear
- Garage/Workshop
- Generous Enclosed Rear Garden

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2791

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 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:-

Covered storm porch with UPVC part double glazed door and double glazed side panels into

## Entrance Hallway:-

Stairs to first floor, under stairs storage cupboard housing meters, radiator, wood effect laminate flooring, smoke detector and flat ceiling. Wooden doors to:



## Downstairs Cloakroom:-

4' 3" x 2' 9" (1.29m x 0.84m)

Modern suite comprising close coupled WC, wash hand basin inset vanity unit with mixer tap, flat and sloping ceiling and continuation of wood effect laminate flooring.

## Lounge:-

14' 5" Into Bay x 12' 0" (4.39m x 3.65m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, TV aerial point and flat ceiling.



## Kitchen/Diner:-

18' 3" x 12' 0" (5.56m x 3.65m) Maximum Measurements

UPVC double glazed window and French doors overlooking and accessing the rear garden, matching range of modern fitted base and eye level soft close units, worksurfaces with matching upstands and breakfast bar, single bowl sink unit inset with mixer tap, built-in oven with induction hob above and extractor canopy over, integrated dishwasher, space and plumbing for washing machine, recess for an American style fridge/freezer, contemporary vertical radiator, space for table and chairs, TV aerial point, continuation of wood effect laminate flooring and flat ceiling.



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## First Floor Landing:-

Built-in storage cupboard housing gas central heating boiler, radiator, flat ceiling and access to loft via fitted ladder. Wooden doors to:

## Bedroom One:-

14' 8" Into Bay x 11' 2" (4.47m x 3.40m) Maximum Measurements

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



## Bedroom Two:-

11' 2" Into Recess x 10' 4" (3.40m x 3.15m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, sliding doors to built-in wardrobe and flat ceiling

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### Bedroom Three:-

8' 7" x 7' 0" (2.61m x 2.13m)

UPVC double glazed window to front elevation, radiator, built-in wardrobe cupboard and flat ceiling.



### Bath & Shower Room

7' 8" x 5' 5" (2.34m x 1.65m)

Two Opaque UPVC double glazed windows to rear elevation, modern white suite comprising: panelled bath with mixer tap, separate shower cubicle with rainwater shower and handheld shower attachment, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, chrome heated towel rail, tiled flooring, extractor and flat ceiling with spotlighting inset.



### Outside:-

Off street parking for two vehicles. Rear access leads to additional parking and detached garage/workshop with double opening.

### Rear Garden:-

Generous size, enclosed, covered patio area for entertaining purposes, water tap, outside power sockets, remainder is laid to lawn with raised sleeper beds and wooden gate to rear for pedestrian access.

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