

OFFERS IN EXCESS OF £315,000

WESTBROOK ROAD, PORTCHESTER, PO16 9NS



- Three Bedrooms
- Entrance Hallway
- Lounge
- Extended Dining Room
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking & Garage/Workshop
- Generous Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

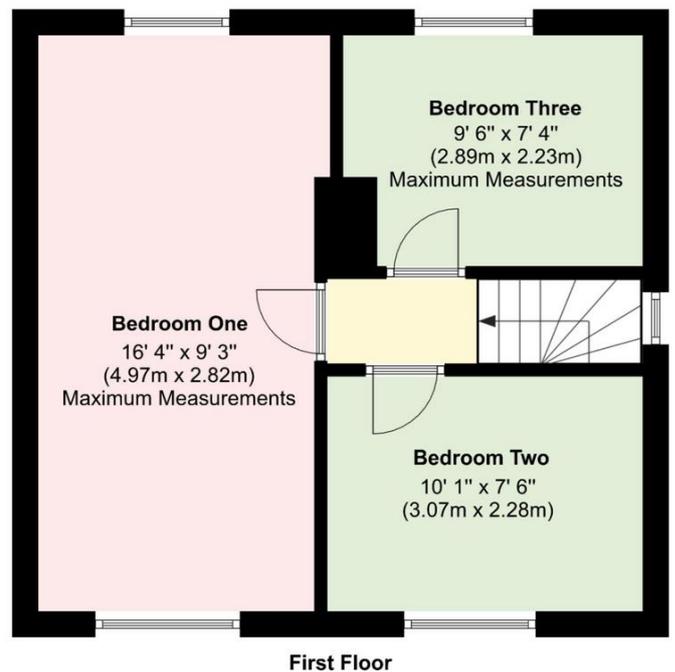
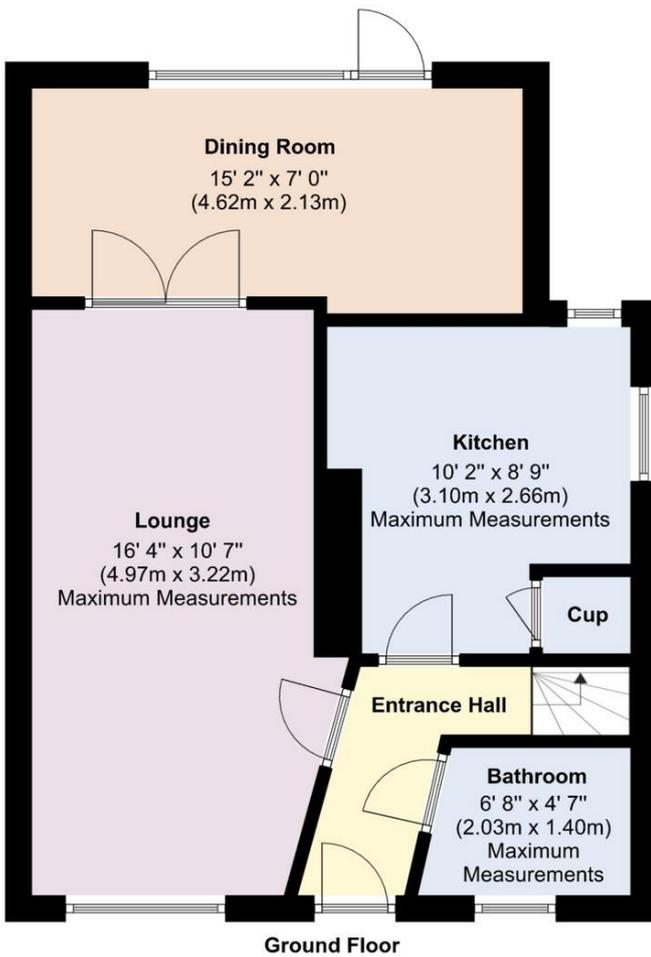
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Property Reference: P2873

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 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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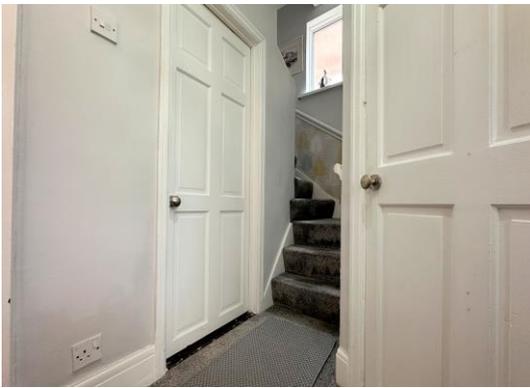


The Accommodation Comprises:-

Covered entrance with part double glazed composite front door to:

Entrance Hall:-

Stairs leading to the first floor, radiator, textured ceiling. Doors to:



Kitchen:-

10' 2" x 8' 9" (3.10m x 2.66m) Maximum Measurements

A dual aspect room with UPVC double glazed window to the side and rear elevations, the kitchen has a range of base and eye level units, work tops with a single bowl single drainer sink unit inset with mixer tap and part tiled walls, space for cooker, under stairs storage cupboard, space/plumbing for washing machine and tumble dryer, recess for fridge/freezer, wood effect laminate flooring and textured ceiling.



Lounge:-

16' 4" x 10' 7" (4.97m x 3.22m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, TV aerial point with shelving above, feature fireplace, textured ceiling. Glazed double doors to:



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Dining Room:-

15' 2" x 7' 0" (4.62m x 2.13m)

UPVC double glazed window to the rear elevation overlooking the garden, radiator, wood effect laminate flooring, space for a table and chairs if required, concealed gas central heating boiler, textured ceiling. UPVC double glazed door leading to the garden.



Downstairs Bathroom:-

6' 8" x 4' 7" (2.03m x 1.40m) Maximum Measurements

Opaque UPVC double glazed window to the front elevation, white suite comprising panel bath with rainwater and handheld showers over, close coupled WC, radiator, pedestal wash hand basin, part tiled walls and flat ceiling with extractor.



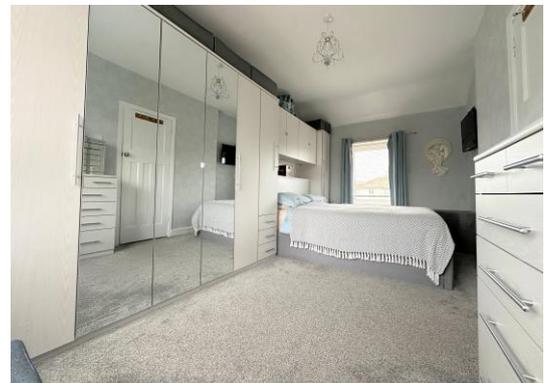
First Floor Landing:-

Opaque UPVC double glazed window to the side elevation, textured ceiling with access to the loft. Doors to:

Bedroom One:-

16' 4" x 9' 3" (4.97m x 2.82m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to the front and rear elevations, radiator, flat and sloping ceiling.



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Bedroom Three:-

9' 6" x 7' 4" (2.89m x 2.23m) Maximum Measurements

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



Outside:-

To the front of the property there is shingle off street parking available with mature shrubs and hedging.

Bedroom Two:-

10' 1" x 7' 6" (3.07m x 2.28m)

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



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Rear Garden:-

Side access leads to the garage/workshop with up and over door, power connected and side courtesy door to the garden. A wooden gate leads to the enclosed rear garden with patio areas for entertaining purposes, lawn with shrub borders and wooden sheds to remain.



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