

OFFERS IN EXCESS OF £350,000

CAER PERIS VIEW, PORTCHESTER, PO16 8QL



- Three Bedrooms
- Entrance Hallway & Downstairs Cloakroom
- Lounge/Diner
- Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Garage/Workshop (Part Converted To Studio/Office)
- Enclosed South Facing Rear Garden & Harbour Views

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

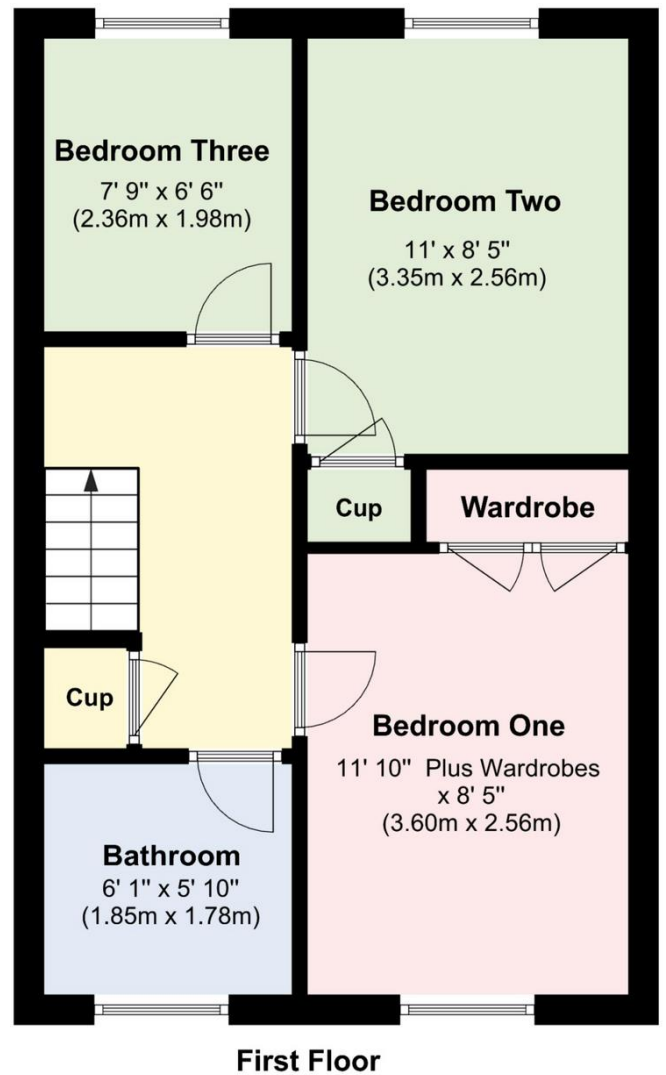
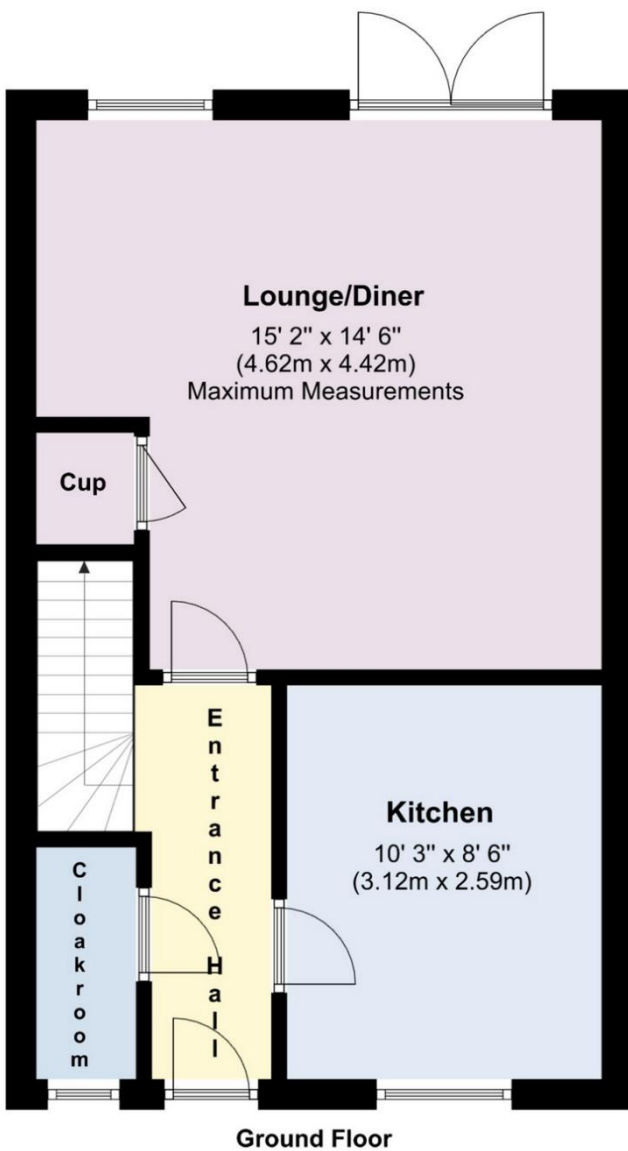
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Property Reference: P2887

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 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 Hall:-

Stairs leading to first floor, part tiled and wood effect laminate flooring, radiator, coving to flat ceiling, smoke detector. Doors to:



Cloakroom:-

6' 1" x 2' 9" (1.85m x 0.84m)

Opaque double glazed window to front elevation, white suite comprising close coupled WC, corner wash hand basin with mixer tap and tiled splash back, radiator, wood effect laminate flooring and flat ceiling.



Kitchen:-

10' 3" x 8' 6" (3.12m x 2.59m)

UPVC double glazed window to front elevation, the kitchen is fitted with a range of base and eye level units with underlighting to wall units and roll top work surfaces, single bowl ceramic sink unit inset with mixer tap and part tiled walls, built-in oven, gas hob with concealed extractor above, space for tall a fridge/freezer, space and plumbing for dishwasher and washing machine, wall mounted replacement gas central heating boiler, space for a table and chairs if required, wood effect laminate flooring, radiator and flat ceiling with spotlighting inset.



Lounge/Diner:-

15' 2" x 14' 6" (4.62m x 4.42m) Maximum Measurements

UPVC double glazed window and double opening doors overlooking and accessing the south facing rear garden, TV aerial point, wood effect laminate flooring, two radiators, space for an additional table and chairs if required, under stairs storage cupboard and coving to flat ceiling.

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Bedroom One:-

11' 10" Plus Wardrobes x 8' 5" (3.60m x 2.56m)

UPVC double glazed window to front elevation, built-in wardrobes, radiator, wood effect laminate flooring and flat ceiling.



Bedroom Two:-

11' x 8' 5" (3.35m x 2.56m)

UPVC double glazed window to rear elevation overlooking the garden and enjoying views across Portsmouth Harbour and beyond, built-in wardrobe, radiator, wood effect laminate flooring and flat ceiling.

First Floor Landing:-

Built in storage cupboard, flat ceiling with access to boarded loft space, smoke detector. Doors to:

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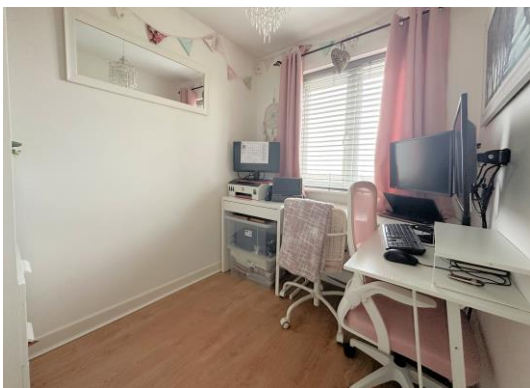
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Bedroom Three:-
7' 9" x 6' 6" (2.36m x 1.98m)

UPVC double glazed window to rear elevation overlooking the garden and enjoying views across Portsmouth Harbour and beyond, radiator, wood effect laminate flooring and flat ceiling.



Bathroom:-
6' 1" x 5' 10" (1.85m x 1.78m)

Opaque UPVC double glazed window to front elevation, white suite comprising panelled bath with mixer tap, rainwater showerhead and handheld shower attachment, wash hand basin with mixer tap and vanity storage below, close coupled WC, part tiled walls, chrome heated towel rail, tiled flooring and flat ceiling with spotlighting inset and extractor.



Outside:-

A driveway to front allows off street parking and leads to the part converted garage. Side pedestrian access and a wooden gate leads to enclosed rear garden.



Garage/Studio:-
19' 8" x 9' 9" (5.99m x 2.97m)

A detached brick built garage with up/over door, which has been converted to offer a storage area with mezzanine level and internal door to an office/studio with power connected and courtesy door to the rear garden.

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Rear Garden:-

A mature enclosed south facing rear garden with a split level raised decking area ideal for socialising and entertaining purposes, outside lighting, power sockets, water feature, remainder laid to lawn with slate chipped border and a mature selection of plants, shrubs and bushes.



Agents Note:-

Please be aware there is a Meadfleet management charge of £142.91 half yearly for the upkeep of communal areas.



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