Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£329,995

THE HILLWAY, PORTCHESTER, PO16 8BW

- Three Bedrooms
- Entrance Hallway
- 25' Lounge/Dining Room
- Fitted Kitchen
- Conservatory With Outside WC
- First Floor Bathroom
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Detached Garage/Workshop
- Generous Enclosed South Facing Rear Garden
- NO CHAIN AHEAD

Portchester Office
92 West Street Portchester Hampshire PO16 9UQ
Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk
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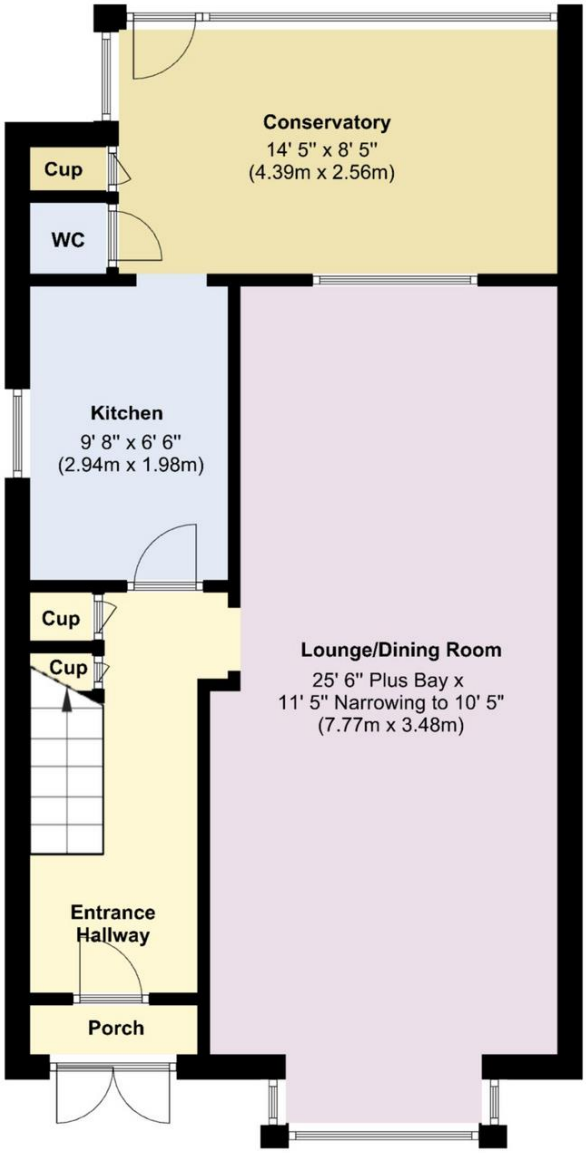
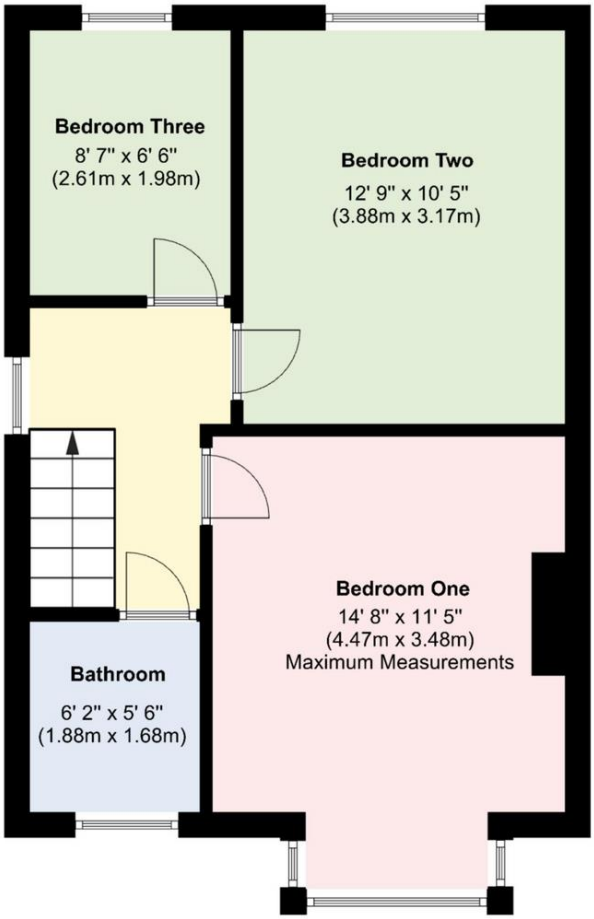
Property Reference: P2883

Council Tax Band: C

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

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The Accommodation Comprises:-

UPVC double glazed doors to:

Entrance Porch:-

Tiled flooring and further part double glazed door with matching side panels to:

Entrance Hallway:-

Stairs leading to the first floor with under stairs storage cupboard housing the meters, an additional cupboard with wall mounted gas central heating boiler, radiator, coving to textured ceiling. Doors to:

Lounge/Dining Room:-
25' 6'' Plus Bay x 11' 5'' Narrowing to 10' 5" (7.77m x 3.48m)

A dual aspect room with UPVC double glazed bay window to the front elevation, radiator, feature brick fireplace with tiled half, dining area with space for a table and chairs if required, an additional radiator, wood effect laminate flooring, window to the rear elevation and coving to textured ceiling.

Kitchen:-
9' 8'' x 6' 6'' (2.94m x 1.98m)

UPVC double glazed window to the side elevation, the kitchen is fitted the range of base and eye level storage cupboards, roll top work surfaces, one and a half bowl single drainer sink unit inset with mixer tap and part tiled walls, built in oven, hob with extractor canopy above, space and plumbing for washing machine and dishwasher, textured ceiling. Walkway to:

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Conservatory:-
14' 5'' x 8' 5'' (4.39m x 2.56m)

UPVC double glazed windows and door overlooking and accessing the garden, a further range of base and eye level units, roll top work surfaces, space for under counter appliances, radiator, power connected, storage cupboard and outside WC.

First Floor Landing:-

UPVC double glazed window to the side elevation, built in storage cupboard, coving to textured ceiling with access to the boarded loft room with double glazed Velux windows via a fitted ladder. Doors from the landing leading to:

Bedroom One:-
14' 8'' x 11' 5'' (4.47m x 3.48m) Maximum Measurements

UPVC double glazed bay window to the front elevation, radiator, wood effect laminate flooring and coving to textured ceiling.

Bedroom Two:-
12' 9'' x 10' 5'' (3.88m x 3.17m)

UPVC double glazed window to the rear elevation overlooking the garden, radiator, wood effect laminate flooring and coving to textured ceiling.

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Bedroom Three:-
8' 7'' x 6' 6'' (2.61m x 1.98m)

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

Bathroom:-
6' 2'' x 5' 6'' (1.88m x 1.68m)

Opaque UPVC double glazed window to the front elevation, suite comprising bath with Mira shower above, wash hand basin, close coupled WC, tiled walls, chrome heated towel rail, tiled flooring and flat ceiling.

Outside:-

To the front of the property there is block paved off street parking and side access leading to the detached garage/workshop.

Rear Garden:-

A wooden gate gives access to the generous enclosed Southerly facing rear garden with a patio area for entertaining purposes, the remainder is laid to lawn with shrub borders and wooden sheds to remain.

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