

OFFERS IN EXCESS OF £450,000

HILL ROAD, PORTCHESTER, PO16 8JY



- Three Double Bedrooms
- Entrance Lobby & Split Level Hallway
- 24' Lounge/Dining Room
- Bedroom Four/Study
- Fitted Kitchen
- Bath/Shower Room & Separate Cloakroom
- UPVC Double Glazing & Gas Central Heating
- Off Street Parking & Integral Garage/Workshop
- Generous Mature South Facing Garden
- NO CHAIN AHEAD

Portchester Office

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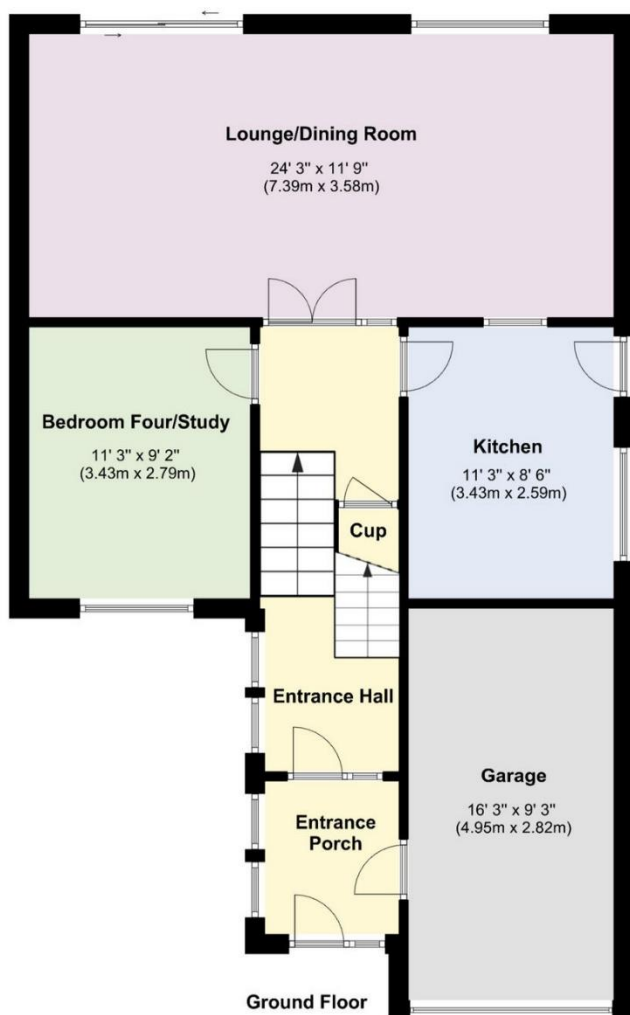
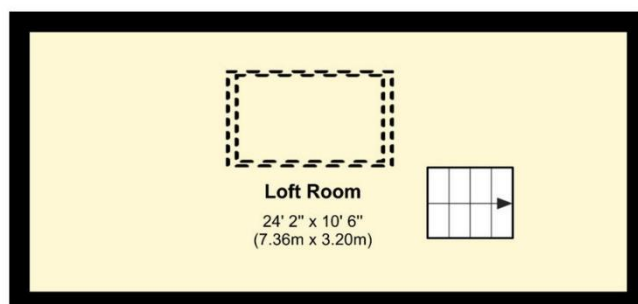
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Property Reference: P2910

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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 entrance with tiled flooring and part glazed wooden front door with UPVC double glazed side panel to:

Entrance Porch:-

Opaque UPVC double glazed windows to the side elevation, wooden panelled ceiling. Integral door to the garage/workshop and further part glazed internal door with glazed side panel to:

Split Level Entrance Hall:-

Further opaque UPVC double glazed windows to the side elevation, radiator, beam effect to the walls, stairs leading to the ground and first floor and textured ceiling.



Lower Hall:-

Spacious built-in under stairs storage cupboard, textured ceiling. Doors to:

Lounge/Dining Room:-

24' 3" x 11' 9" (7.39m x 3.58m)

UPVC double glazed window and double glazed sliding patio door overlooking and accessing the South facing rear garden, radiator, TV aerial point, brick fireplace with wooden mantle shelf, gas fire inset and tiled hearth, space for a table and chairs if required, wall lights, feature wooden panelled wall, textured and beam effect ceiling.



Kitchen:-

11' 3" x 8' 6" (3.43m x 2.59m)

UPVC double glazed window to the side elevation, the kitchen is fitted with a range of base, eye and larger style storage cupboards with worktops, one and a half bowl single drainer resin sink unit inset with a mixer tap and part tiled walls, built-in oven and hob with concealed extractor, plumbing for washing machine and space for under counter fridge or freezer, wall mounted gas central heating boiler, coving to textured ceiling. UPVC part double glazed door leading to the side walkway.

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Bedroom Four/Study:-
11' 3" x 9' 2" (3.43m x 2.79m)

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



First Floor Landing:-

Built-in airing cupboard, textured ceiling with access to the loft room via a fitted ladder. Doors from the landing lead to:

Bedroom One:-
12' 9" x 11' 9" (3.88m x 3.58m)

UPVC double glazed window to the rear elevation with views towards Portsmouth Harbour, radiator, built-in bedroom furniture and coving to textured ceiling.



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Bedroom Two:-

11' 9" x 11' 0" (3.58m x 3.35m)

UPVC double glazed window to the rear elevation with views towards Portsmouth Harbour, radiator, built-in bedroom furniture and coving to textured ceiling.



Bedroom Three:-

11' 4" x 9' 2" (3.45m x 2.79m)

UPVC double glazed window to the front elevation, radiator, built-in bedroom furniture and coving to textured ceiling.



Upstairs Cloakroom:-

5' 4" x 4' 5" (1.62m x 1.35m) Maximum Measurements

Opaque UPVC double glazed window to the side elevation, coloured suite comprising WC and pedestal wash hand basin with tiled splash back, radiator, electric heater and textured ceiling.



Bath & Shower Room:-

8' 6" x 6' 3" (2.59m x 1.90m)

Opaque UPVC double glazed window to the front elevation, coloured suite comprising panelled bath with mixer tap, separate shower cubicle with electric shower, close couple WC, pedestal wash and basin, radiator, tiled walls with fitted mirror, strip light, shaver socket, electric heater and textured ceiling.



Loft Room:-

24' 2" x 10' 6" (7.36m x 3.20m)

Velux style window to the rear elevation enjoying stunning views towards Portsmouth Harbour and beyond and eaves storage.

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Outside:-

To the front of the property there is off street parking available for several vehicles and a lawn section with mature shrubs, trees and shingle to borders, there is also an integral garage/ workshop with up and over door, UPVC double glazed window, power connected and integral door to the entrance porch.



Rear Garden:-

A wrought iron gate and side pedestrian access then leads to the generous enclosed mature South facing rear garden with a patio area for entertaining purposes enjoying the views, water tap, the remainder of the garden is mainly laid to lawn with the established shrubs and trees, greenhouse and shed to remain.



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