

£289,995

BLAKEMERE CRESCENT, PAULSGROVE, PO6 3SG



- Three Bedrooms
- Entrance Hallway
- Lounge
- Dining Room
- Fitted Kitchen
- Utility/Store Room
- Modern First Floor Bathroom With Separate WC
- Double Glazed Windows
- Gas Central Heating
- Enclosed Rear Garden With Shed & Outside

Portchester Office

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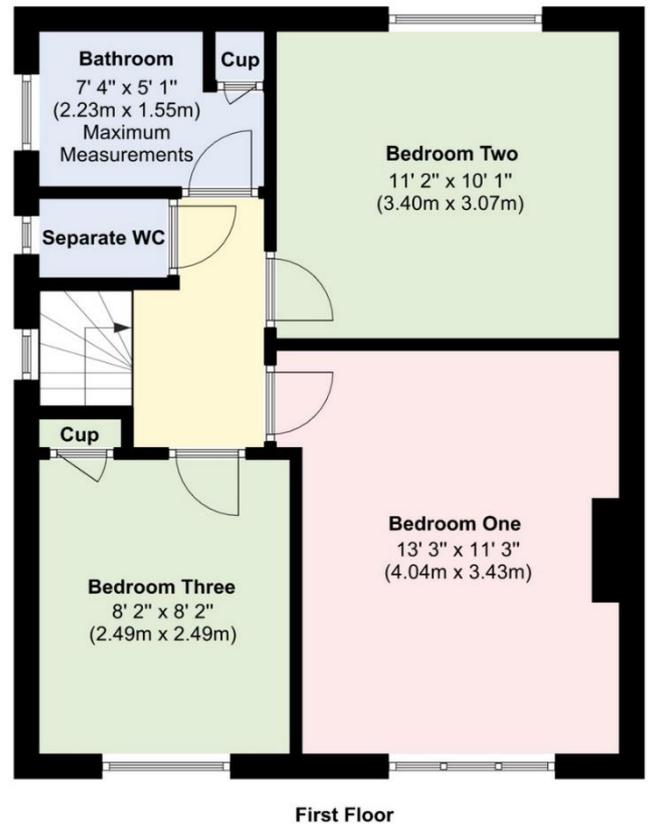
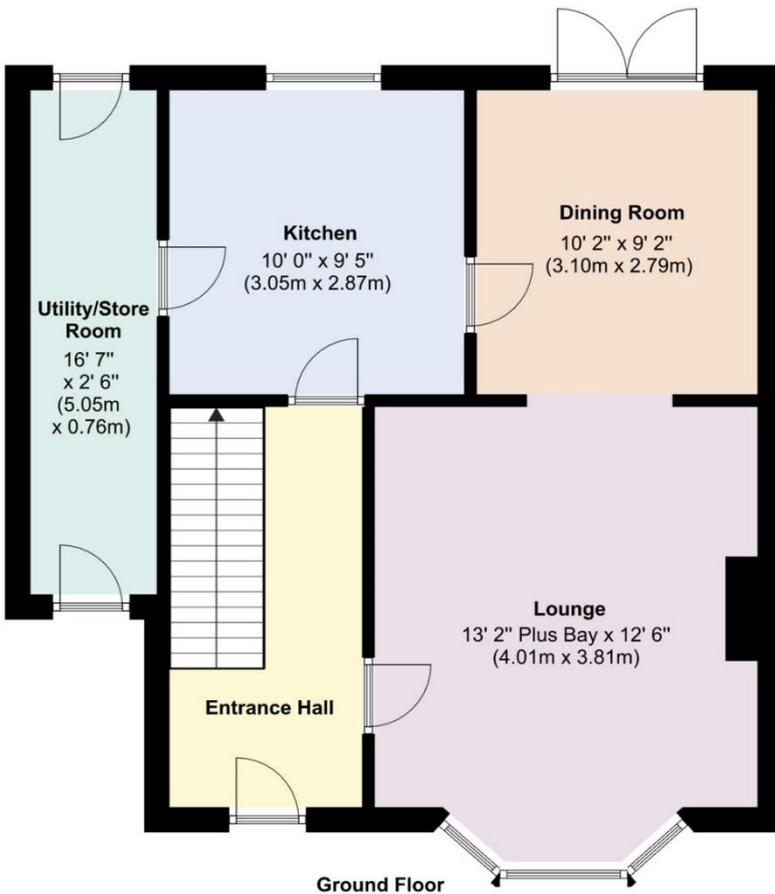
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Property Reference: P2871

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 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 and part double glazed composite front door to:

Entrance Hallway:-

Stairs leading to the first floor with under stairs storage area, radiator, coving to flat ceiling with spotlights inset. Door to the kitchen and further door to:

Lounge:-

13' 2" Plus Bay x 12' 6" (4.01m x 3.81m)

UPVC double glazed bay window to the front elevation, TV aerial point, contemporary radiator, feature wall mounted electric fireplace, coving to flat ceiling. Walkway to:



Dining Room:-

10' 2" x 9' 2" (3.10m x 2.79m)

UPVC double glazed doors overlooking and accessing the rear garden, contemporary radiator, engineered wooden flooring, space for table and chairs if required, coving to flat ceiling. Door to:



Kitchen:-

10' 0" x 9' 5" (3.05m x 2.87m)

UPVC double window to the rear elevation, the kitchen is fitted with a range of base and eye level storage units, worktops with circular sink and drainer inset, mixer tap and part tiled walls, space and plumbing for washing machine, range style cooker to remain with splashback and extractor canopy above, recess for fridge/freezer, tiled flooring, textured ceiling. Door to:

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First Floor Landing:-

UPVC double glazed window to the side elevation, coving to flat ceiling with access to the loft, spotlights inset. Doors to:

Bedroom One:-

13' 3" x 11' 3" (4.04m x 3.43m)

UPVC double glazed window to the front elevation, radiator, feature half height panelling to the rear wall and flat ceiling.



Utility/Store Room:-

16' 7" x 2' 6" (5.05m x 0.76m)

Part double glazed composite doors to the front and rear of the property allowing secure pedestrian access to the rear garden, a further range of base level storage units with work surfaces above, space for under counter fridge or freezer and power connected. Door to the kitchen.



Bedroom Two:-

11' 2" x 10' 1" (3.40m x 3.07m)

UPVC double glazed window to the rear elevation overlooking the garden, radiator and flat ceiling.

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Bedroom Three:-

8' 2" x 8' 2" (2.49m x 2.49m)

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



Bathroom:-

7' 4" x 5' 1" (2.23m x 1.55m) Maximum Measurements

Opaque UPVC double glazed window to the side elevation, white suite comprising panelled bath with shower over, pedestal wash hand basin with mixer tap, part tiled walls, radiator, tiled flooring, built in storage cupboard housing the gas central heating boiler and flat ceiling with extractor.



Separate WC:-

Opaque UPVC double glazed window to the side elevation, close coupled WC and tiled flooring.



Outside:-

The front garden is laid mainly to lawn with ornate brick retaining wall.



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Rear Garden:-

Secure covered pedestrian access through the utility/store room leads to the enclosed rear garden with decking and patio area's for entertaining purposes, lawn with shrub borders, a covered seating area with power connected, shed with power connected and outside WC.



Agents Note:-

Please be aware this property is of non standard construction so please call the office for further information, in particular if you require a mortgage to purchase the property.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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