

£365,000

GRINDLE CLOSE, PORTCHESTER, PO16 8EF



- Four Bedrooms
- En-Suite Shower Room & Dressing Room to Main Bedroom
- Entrance Hallway & Downstairs Cloakroom
- Lounge
- Fitted Kitchen/Diner
- UPVC Conservatory
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed South Facing Rear Garden

Portchester Office

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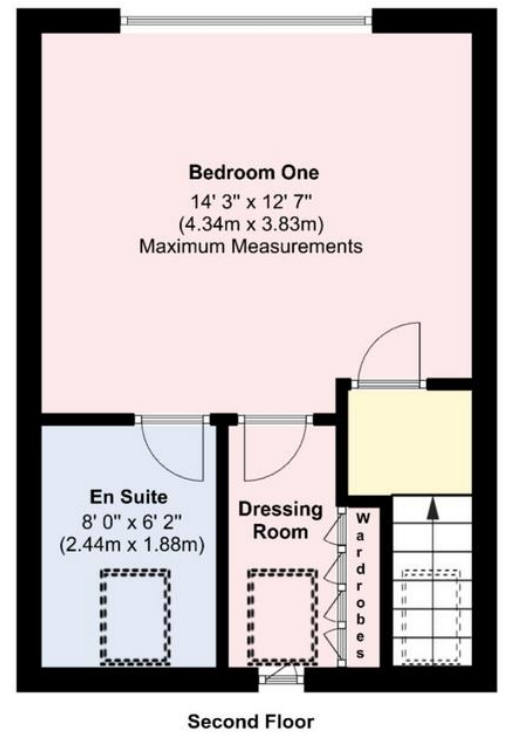
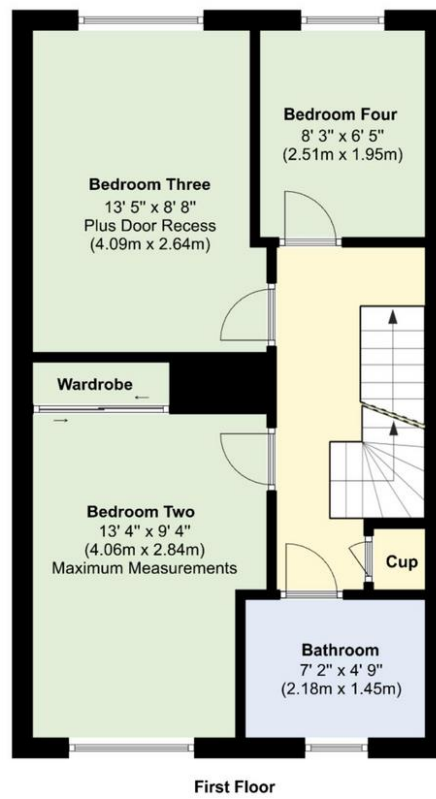
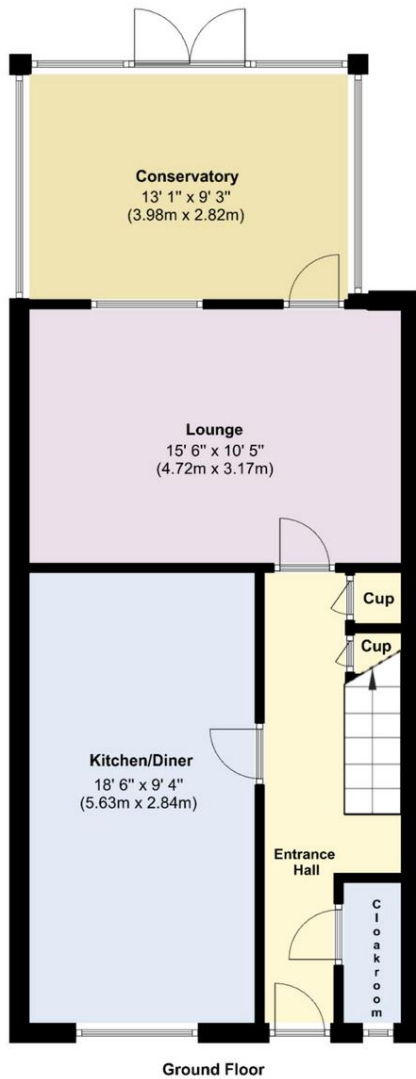
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Property Reference: P2867

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 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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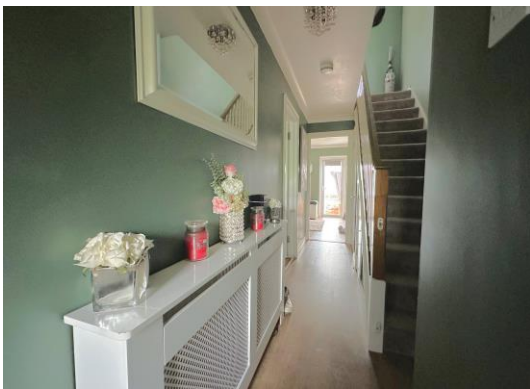


The Accommodation Comprises:-

UPVC part double glazed front door leading to:

Entrance Hall:-

Stairs to the first floor with under stairs storage cupboard, radiator with decorative cover, wood affect laminate flooring, coving to flat ceiling. Door to:



Cloakroom:-

Opaque UPVC double glazed window to the front elevation, white suite comprising WC with concealed cistern and shelf above, wash hand basin with mixer tap, vanity storage below and tiled splashback, chrome heated towel rail, tiled flooring and flat ceiling with spotlights inset.



Kitchen/Diner:-

18' 6" x 9' 4" (5.63m x 2.84m)

UPVC double glazed window to the front elevation overlooking the playing field, the kitchen is fitted with a range of base, eye and larder style storage cupboards, roll top work surfaces with matching upstands, single bowl single drainer sink unit inset with mixer tap, built in oven and grill, hob with extractor canopy above and stainless steel splashback, integrated dishwasher, space and plumbing for washing machine and tumble dryer, recess for an American style fridge/freezer, space for a table and chairs, radiator with decorative cover and coving to flat ceiling.



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Lounge:-
15' 6" x 10' 5" (4.72m x 3.17m)

UPVC double glazed window to the rear elevation, radiator, TV aerial point, fitted cupboards, wood effect laminate flooring, coving to flat ceiling and UPVC double glazed door to:



Conservatory:-
13' 1" x 9' 3" (3.98m x 2.82m)

UPVC double glazed windows and doors overlooking and accessing the garden, power connected.



First Floor Landing:-

Continuation of stairs to the top floor, built in storage cupboards one of which houses the gas central heating boiler, coving to flat ceiling. Doors to:



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Bedroom Two:-

13' 4" x 9' 4" (4.06m x 2.84m) Maximum Measurements

UPVC double glazed window to the front elevation with views over the playing field, radiator, built in wardrobe and coving to flat ceiling.



Bedroom Three:-

13' 5" x 8' 8" Plus Door Recess (4.09m x 2.64m)

UPVC double glazed window to the rear elevation with views towards Portsmouth Harbour and the playing field, radiator and coving to flat ceiling.



Bedroom Four:-

8' 3" x 6' 5" (2.51m x 1.95m)

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour and the playing field, radiator and coving to flat ceiling.

Bathroom:-

7' 2" x 4' 9" (2.18m x 1.45m)

Opaque UPVC double glazed window to the front elevation, white suite comprising P-shaped panelled bath with mixer tap, rainwater with additional handheld showers and screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, part tiled walls, chrome heated towel rail, tiled flooring and coving to flat ceiling.



Second Floor Landing:-

Flat/sloping ceiling, double glazed Velux window to the front elevation. Door to:

Bedroom One:-

14' 3" x 12' 7" (4.34m x 3.83m) Maximum Measurements

UPVC double glazed window to the rear elevation with stunning panoramic views towards Portsmouth Harbour and beyond, radiator, coving to flat ceiling with spotlights inset. Doors to:

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Dressing Room:-

8' 0" x 3' 5" Plus Wardrobes (2.44m x 1.04m)

Double glazed Velux window to the front elevation suite comprising shower cubicle with rainwater and handheld electric shower, WC with concealed cistern and shelf above, integrated wash hand basin mixer tap, vanity storage below and part tiled walls, chrome heated towel rail, tiled flooring, flat/sloping ceiling with spotlights inset and extractor.



Outside:-

To the front of the property is a low maintenance garden with views over the playing field. A wooden gate and pedestrian access leads to:

En Suite Shower Room:-

8' 0" x 6' 2" (2.44m x 1.88m)

Double glazed Velux window to the front elevation, built in bespoke wardrobes, access to eaves storage and flat/sloping ceiling with spotlights insets.



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Rear Garden:-

The split-level enclosed south facing rear garden with a raised decking for entertaining purposes enjoying views towards Portsmouth Harbour, an Astro turf lawn with shrub borders and wooden shed to remain.



View:-



Agents Note:-

Please note this property is 'Wimpey No-Fines' construction, particularly if you require a mortgage.

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