

## £365,000

POPLAR WAY, MIDHURST, WEST SUSSEX, GU29 9TA



- Three Bedrooms
- Entrance Hallway
- Downstairs Cloakroom
- 27' Dual Aspect Lounge/Diner
- Fitted Kitchen
- Bathroom
- En-Suite Shower Room
- Gas Central Heating
- Double Glazed Windows
- Enclosed Low Maintenance Rear Garden
- Garage in Block
- No Onward Chain

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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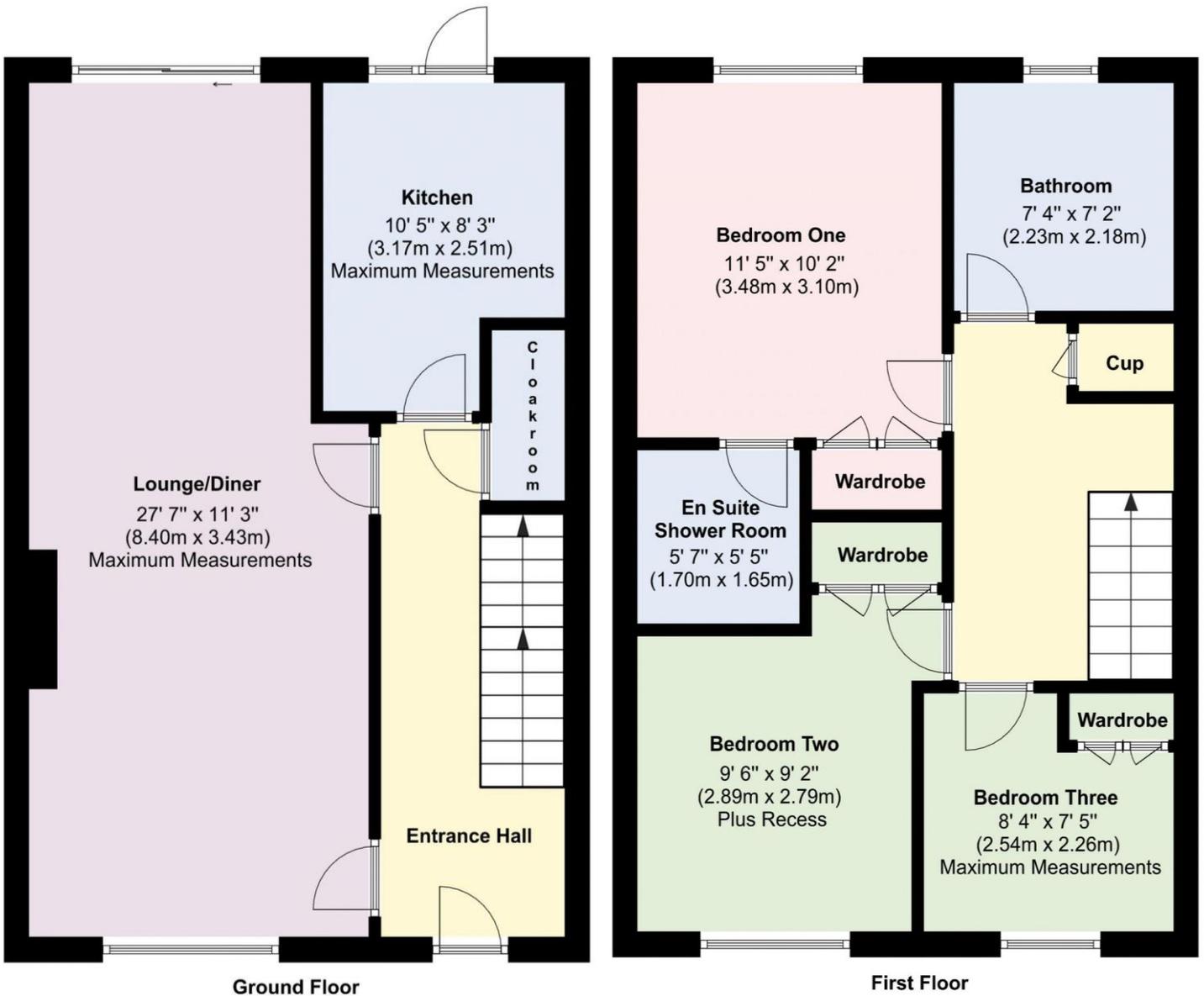
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Property Reference: P2833

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 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 to first floor, radiator, meter cupboard, under stairs storage cupboard and coving to textured ceiling. Doors to:

### Downstairs Cloakroom:-

5' 6" x 2' 5" (1.68m x 0.74m)

Suite comprising: close coupled WC, wall mounted wash hand basin, part tiled walls, extractor and coving to textured ceiling.

### Lounge/Diner:-

27' 7" x 11' 3" (8.40m x 3.43m) Maximum Measurements

Dual aspect room with UPVC double glazed window to front elevation, TV aerial point, two radiators, feature fireplace with tiled hearth, space for table and chairs, coving to flat ceiling and UPVC double glazed sliding patio door overlooking and accessing the rear garden.



### Kitchen:-

10' 5" x 8' 3" (3.17m x 2.51m) Maximum Measurements

UPVC double glazed window and door to rear elevation overlooking and accessing the garden, fitted range of matching base and eye level storage units, roll top work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in oven and grill with gas hob above and extractor over, integrated slimline dishwasher and under counter fridge/freezer, space and plumbing for washing machine and coving to textured ceiling with spotlighting inset.



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## First Floor Landing:-

Built-in airing cupboard, access to loft and coving to textured ceiling.

## Bedroom One:-

11' 5" x 10' 2" (3.48m x 3.10m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in wardrobe and coving to textured ceiling. Door to:



## En Suite Shower Room:-

5' 7" x 5' 5" (1.70m x 1.65m)

White suite comprising: shower cubicle, close coupled WC, pedestal wash hand basin with mixer tap, tiled walls, chrome heated towel rail, built-in storage cupboard, tiled flooring, extractor and coving to textured ceiling.



## Bedroom Two:-

9' 6" x 9' 2" (2.89m x 2.79m) Plus Recess

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

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### Bedroom Three:-

8' 4" x 7' 5" (2.54m x 2.26m) Maximum Measurements

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



### Outside:-

Open plan front garden laid mainly to lawn with shingle, shrub borders and garage in a block.

### Rear Garden:-

Enclosed, low maintenance, split level, water tap, raised borders and wooden gate to rear allowing pedestrian access.



### Bathroom:-

7' 4" x 7' 2" (2.23m x 2.18m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, pedestal wash basin, close coupled WC, tiled walls, chrome heated towel rail, tiled flooring and coving to textured ceiling with spotlighting inset.



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## Agent's Note:-

The estate management fee is £254.00 per annum and this property is owned by a member of Fenwicks Estate Agents.

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