

Guide Price £525,000

Merlin Gardens, Portchester, Fareham, PO16 8HB



- Four Double Bedrooms
- En-Suite To Main Bedroom
- Entrance Hall & Downstairs Cloakroom/WC
- Lounge & Separate Dining Room
- Fitted Kitchen/Breakfast Room
- Family Bath & Shower Room
- Double Glazed Windows & Gas Central Heating
- Enclosed Rear Garden
- Off Street Parking & Integral Double Garage/Workshop
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Property Reference: P2944

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



The Accommodation comprises:-

Opaque double glazed doors into:

Entrance Porch:-

Opaque windows to side elevations, quarry tiled flooring, Further opaque part double glazed door with matching side panels into:

Entrance Hall:-

Stairs leading to the first floor, radiator, dado rail, wood effect laminate flooring, coving to textured ceiling, integral courtesy door to garage/workshop, Further doors to:



Downstairs Cloakroom/WC:-

Suite comprising, WC, wash hand basin with vanity storage below, part tiled walls and textured ceiling.

Lounge:-

16' 0" x 14' 5" (4.87m x 4.39m)

UPVC double glazed bay window to front elevation overlooking the green, feature fireplace with gas fire inset, radiator, TV aerial point, coving to textured ceiling, Opaque double glazed internal doors with matching side panels into:



Dining Room:-

12' 1" x 11' 2" (3.68m x 3.40m)

UPVC double glazed sliding patio door overlooking and accessing the garden, radiator with decorative cover, serving hatch to kitchen, space for a table and chairs and coving to textured ceiling.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Kitchen/Breakfast Room:-

18' 3" x 12' 2" (5.56m x 3.71m) Maximum Measurements

UPVC double glazed windows to the rear elevation overlooking the garden, the kitchen is fitted with a range of base, eye and larder style units with roll top work surfaces, one and a half bowl sink unit inset with mixer tap and part tiled walls, built-in oven with space above for microwave, gas hob with concealed extractor, integrated under counter fridge and separate freezer, space and plumbing for washing machine, gas central heating boiler, space for an additional table and chairs if required, tiled flooring, coving to textured ceiling, Opaque UPVC double glazed door leading to the garden.



First Floor Landing:-

Built in storage cupboard, coving to flat ceiling with access to loft via a fitted ladder, dado rail, Doors to:

Bedroom One:-

14' 3" x 13' 8" Plus Wardrobe (4.34m x 4.16m)

UPVC window to front elevation overlooking the green, built in wardrobes, radiator, coving to textured ceiling, Door to:



En-suite:-

6' 2" x 6' 2" (1.88m x 1.88m)

Opaque UPVC window to front elevation, white suite comprising walk in shower cubicle, close coupled WC, pedestal wash hand basin, tiled walls, radiator, tiled flooring and textured ceiling with spotlights inset.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Bedroom Two:-

14' 8" x 9' 6" (4.47m x 2.89m)

UPVC window to front elevation overlooking the green, radiator and coving to textured ceiling.



Bedroom Three:-

12' 1" x 11' 1" (3.68m x 3.38m)

UPVC double glazed window to rear elevation overlooking the playing field, radiator and coving to textured ceiling.



Bedroom Four:-

12' 3" x 11' 6" (3.73m x 3.50m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the playing field, radiator and coving to textured ceiling.



Bath & Shower Room:-

8' x 6' 5" (2.44m x 1.96m)

Opaque UPVC window to rear elevation, white suite comprising panelled bath, separate shower cubicle with Triton electric shower, close coupled WC, pedestal wash hand basin, tiled walls, radiator, light and shaver socket, tiled flooring and textured ceiling with spotlights inset.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Outside:-

To the front of the property there is an open plan garden laid to lawn with a mature low hedge and pathway to the front door. There is off street parking available to the side of the property and access to a double integral 16' x 14' garage/workshop with power roller door, UPVC double glazed window and courtesy door to the house.



Rear Garden

A wooden gate allows pedestrian access to the enclosed rear garden with a patio area for entertaining purposes, water tap, the remainder is laid to lawn with a wooden shed to remain.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

