

£279,995

TATTERSHALL CRESCENT, PORTCHESTER, PO16 9YD



- Two Double Bedrooms
- Entrance Porch & Lobby
- 17' Lounge/Diner
- Fitted Kitchen With Built-In Appliances
- First Floor Modern Shower Room
- Gas Central Heating
- Double Glazing
- Good Decorative Order
- Allocated Parking Space
- Established South Facing Rear Garden

Portchester Office

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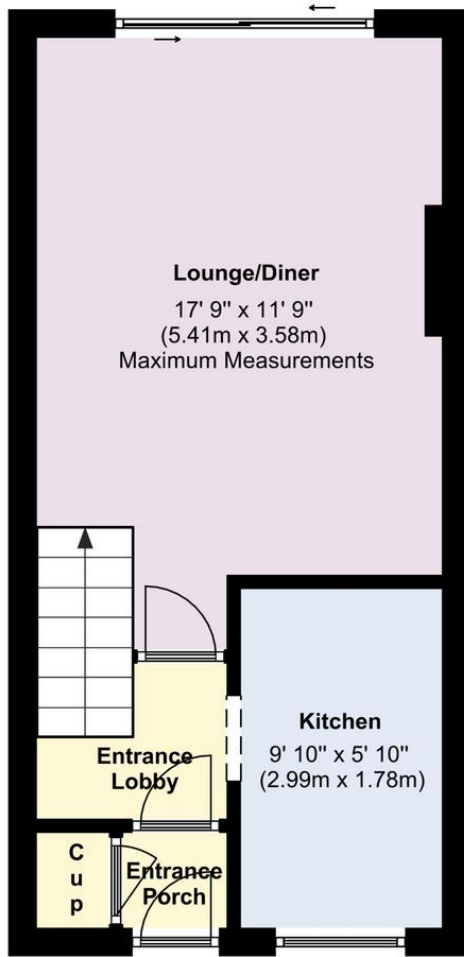
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Property Reference: P2909

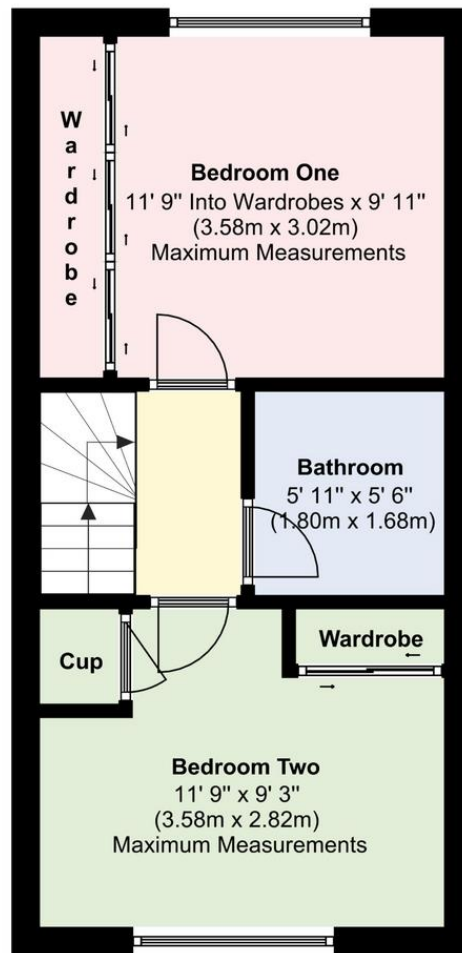
Council Tax Band: B

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

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



Ground Floor



First Floor

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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Porch:-

Built-in storage cupboard housing the meters and part glazed wooden internal door to:

Entrance Lobby:-

Stairs leading to first floor, heating controls/thermostat, radiator, textured ceiling. Walkway to kitchen and door to:

Lounge/Diner:-

17' 9" x 11' 9" (5.41m x 3.58m) Maximum Measurements

Feature brick fireplace with tiled hearth and remote control living flame gas fire inset, TV aerial point, radiator, space for table and chairs if required, textured ceiling. UPVC double glazed sliding patio door overlooking and accessing the south facing rear garden.



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Kitchen:-
9' 10" x 5' 10" (2.99m x 1.78m)

UPVC double glazed window to front elevation, the kitchen is with a fitted range of bespoke modern base and eye level soft close units with granite worktops, built-in one and a half bowl sink unit with mixer tap and part tiled walls, built-in Bosch appliances including oven and grill, ceramic hob with pull out concealed extractor above, integrated slimline dishwasher and washer/dryer, built-in fridge/freezer, chrome heated towel rail, tiled flooring and textured ceiling.



First Floor Landing:-

Textured ceiling and access to loft via fitted ladder. Doors to:

Bedroom One:-

11' 9" Into Wardrobes x 9' 11" (3.58m x 3.02m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, sliding mirror fronted built-in wardrobes with hanging space, shelving and central dresser unit, TV aerial point, additional wall mounted cabin cupboards for storage and air conditioning unit.



Bedroom Two:-

11' 9" x 9' 3" (3.58m x 2.82m) Maximum Measurements

UPVC double glazed window to front elevation with views towards Portsdown Hill, radiator, sliding mirror fronted built-in wardrobe with hanging space and shelving space, built-in airing cupboard housing Valliant Eco Tech combination boiler, TV aerial point and textured ceiling.

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Shower Room:-
5' 11" x 5' 6" (1.80m x 1.68m)

Modern white suite comprising double walk in shower cubicle with water proof panelling to the walls, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, dual feed chrome heated towel rail, shaver socket, tiled flooring with under floor heating, Dimplex electric heater, extractor fan and textured ceiling.



Outside:-

To the front of the property there is a low maintenance AstroTurf lawn with shingle and slate chipped borders and an allocated parking space available to rear. Side pedestrian access and wooden gate lead to:



Rear Garden:-

An enclosed well established South facing garden with a patio area for entertaining purposes with a remote control awning, shingle and shrubs inset, water tap, outside lighting, mature hedging, water feature and 13' 7" x 5' 7" (4.14m x 1.70m) insulated wooden workshop with power connected and a fridge and separate freezer to remain as part of the sale.



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