Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£255,000

Waltham Close, Portchester, PO16 8EQ

- Two Double Bedrooms
- Entrance Lobby
- 18' Lounge/Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- 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

The Property Ombudsman

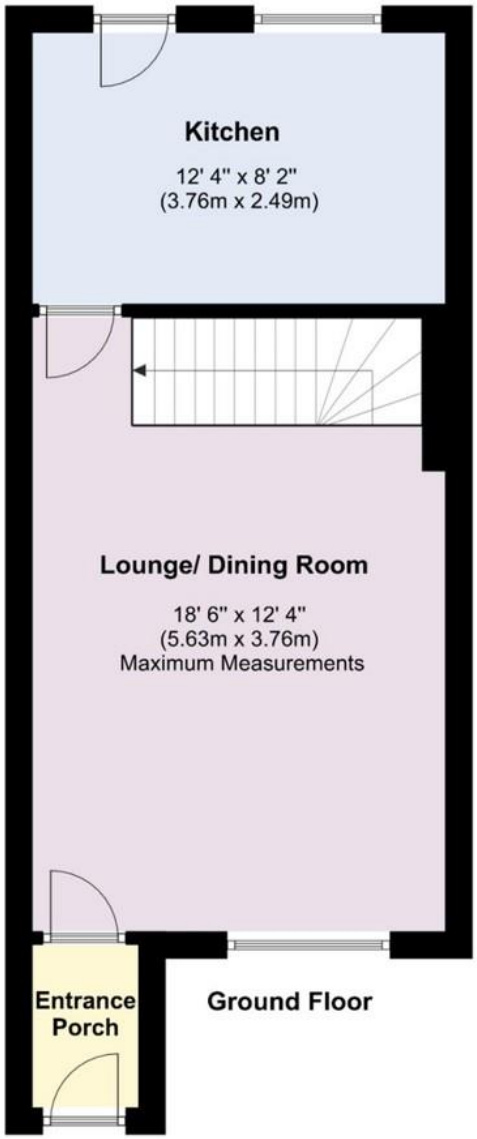
Fenwicks

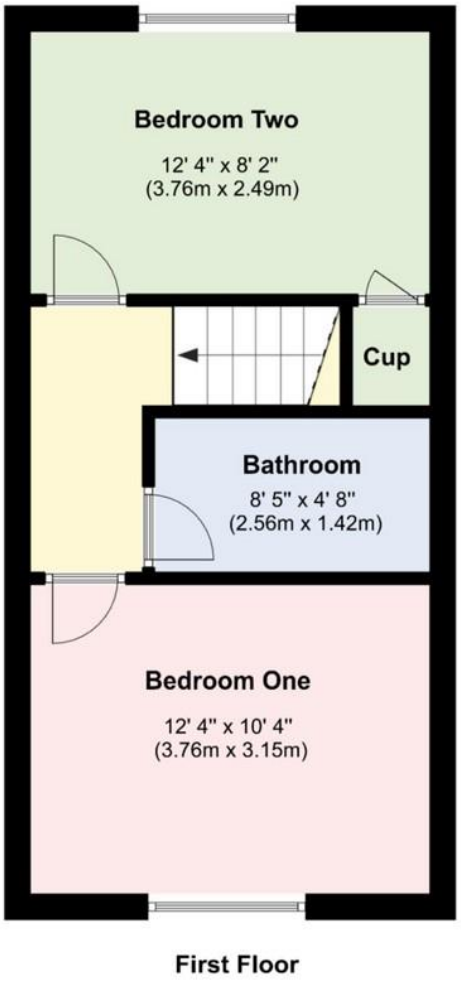
Property Reference: P2967

Council Tax Band: B

Awaiting EPC

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





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The Accommodation Comprises:-

UPVC part double glazed front door to:

Entrance Lobby:-

Textured ceiling, tiled flooring. Glazed internal door to:

Lounge/Dining Room:-
18' 6'' x 12' 4'' (5.63m x 3.76m) Maximum Measurements

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, TV aerial point, stairs leading to the first floor, two radiators, space for a table and chairs if required, coving to textured ceiling with twin light points. Part glazed door to:

Fitted Kitchen:-
12' 4'' x 8' 2'' (3.76m x 2.49m)

UPVC double glazed window and part double glazed door overlooking and accessing the rear garden. The kitchen is fitted with a range of matching base, eye and larder style storage units with roll top work surfaces, one and half bowl single drainer sink unit inset with mixer tap and and part tiled walls, built in eye level oven and grill, hob with extractor above, recess for fridge/freezer, concealed gas central heating boiler, space and plumbing for washing machine, chrome heated towel rail and flat ceiling.

First Floor Landing:-

Textured ceiling with access to the part boarded loft via a fitted ladder. Doors to:

Bedroom One:-
12' 4'' x 10' 4'' (3.76m x 3.15m)

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

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Bedroom Two:-
12' 4'' x 8' 2'' (3.76m x 2.49m)

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

Bathroom:-
8' 5'' x 4' 8'' (2.56m x 1.42m)

White suite comprising panelled bath with mixer tap and shower attachment, additional Aqualisa electric shower and screen, close coupled WC, wash hand basin with mixer tap and vanity storage below, part tiled walls, chrome heated towel rail, shaver socket and textured ceiling with extractor.

Outside:-

To the front of the property there is an open plan low maintenance paved garden with shrubs inset. Rear access leads to the garage/workshop with up and over door.

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Rear Garden:-

A wooden gate gives access to the enclosed split level rear garden with a patio area for entertaining purposes and shingle with shrub borders inset.

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