

£300,000

DENVILLE AVENUE, PORTCHESTER, PO16 9LE



- Two Bedrooms
- Entrance Lobby
- Lounge
- Dining Area
- Fitted Kitchen
- Shower Room
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Property Reference: P2818

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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:-

Part double glazed composite front door into:

Entrance Lobby:-

Flat ceiling. Door to:

Lounge:-

16' 7" Into Part Bay x 10' 6" (5.05m x 3.20m) Maximum Measurements

UPVC double glazed part bay window to front elevation with fitted shutter blinds, contemporary vertical radiator, feature fireplace, cupboard housing meters, door to bedroom one and flat ceiling with spotlighting inset. Walkway to:



7



Dining Area:-

11' 7" x 7' 7" (3.53m x 2.31m)

Contemporary vertical radiator, space for table and chairs, concertina doors to bedroom two, flat ceiling with spotlighting inset and access to loft which houses the gas central heating boiler.



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Kitchen:-

9' 7" x 7' 1" (2.92m x 2.16m)

Two UPVC double glazed windows to side elevation, matching range of fitted base, eye level and larder style storage units, worksurfaces, one and half bowl sink unit with extendable mixer tap, part tiled walls, built-in oven and grill, five ring gas hob with extractor canopy above, space and plumbing for washing machine and slimline dishwasher, space for fridge/freezer, tiled flooring and flat ceiling.



Bedroom One:-

11' 7" x 10' 8" (3.53m x 3.25m)

UPVC double glazed French doors with fitted blinds overlooking and accessing the rear garden, contemporary vertical radiator and flat ceiling.



Bedroom Two:-

8' 5" x 7' 5" (2.56m x 2.26m)

UPVC double glazed French doors with fitted blinds overlooking and accessing the rear garden, engineered wooden flooring with underfloor heating and flat ceiling with spotlighting inset.



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Shower Room:-

4' 9" x 4' 9" (1.45m x 1.45m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, tiled shower cubicle with rainwater shower and handheld shower attachment, WC with concealed cistern and shelf above, corner wash hand basin inset vanity unit with infinity mixer tap, tiled walls, heated towel rail, tiled flooring with underfloor heating, extractor and flat ceiling.



Outside:-

Paved off street parking available to front of property with shrubs border. Side access with water tap and wooden gate leads to:



Rear Garden:-

Enclosed, further patio areas with space for table and chairs for socialising and entertaining purposes, lawn, shrub borders, outside power sockets and wooden shed (to remain).



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