

£315,000

MARLBOROUGH GROVE, PORTCHESTER, PO16 9RU



- Two Bedrooms
- Entrance Hallway
- Lounge
- Dining Area
- Fitted Kitchen
- Shower Room
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Garage/Workshop
- Enclosed Southerley Facing Garden
- No Chain Ahead

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

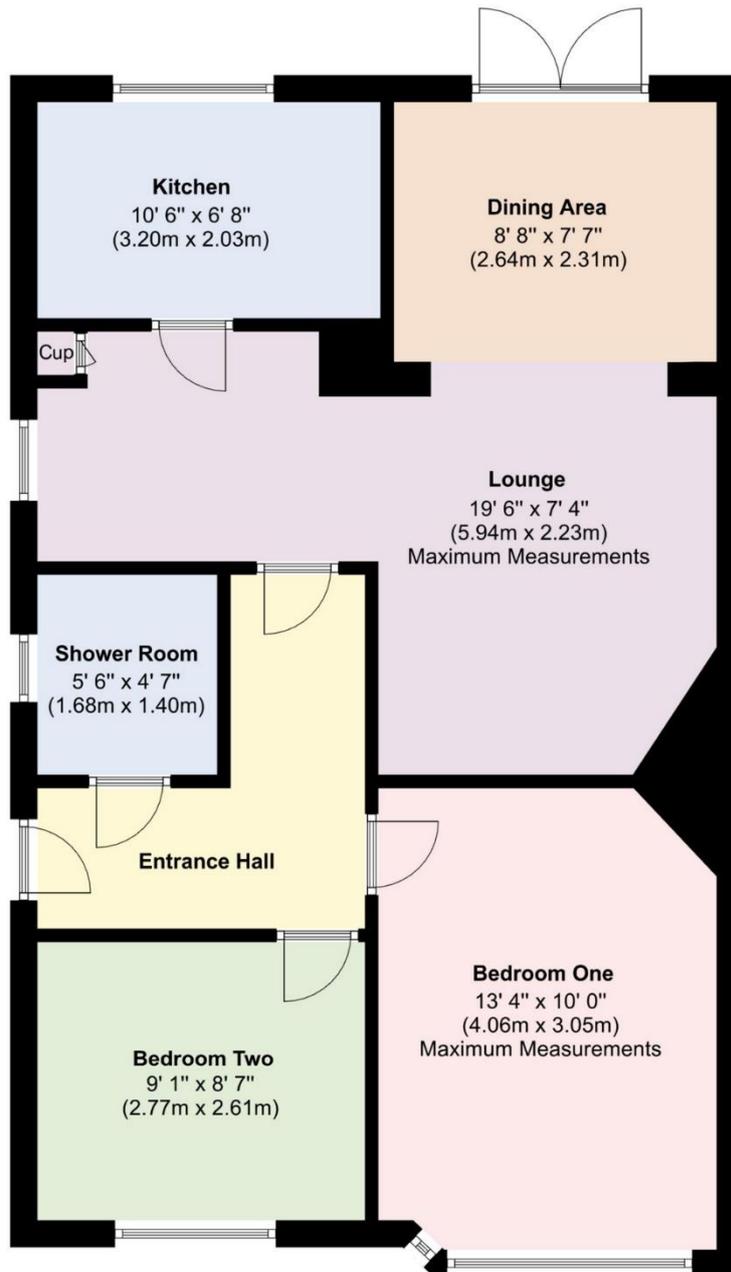
www.fenwicks-estates.co.uk

Property Reference: P2848

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



The Accommodation Comprises:-

Covered entrance and UPVC part double glazed door to:

Entrance Hall:-

Picture rail, access to the loft and doors to:

Lounge:-

19' 6" x 7' 4" (5.94m x 2.23m) Maximum Measurements

UPVC double glazed window to the side elevation, TV aerial point, two radiators, cupboard housing the gas central heating boiler, picture rail, part glazed door to the kitchen and walkway to:



Dining Area:-

8' 8" x 7' 7" (2.64m x 2.31m)

UPVC double glazed doors overlooking and accessing the rear garden, radiator, space for a table and chairs if required and picture rail.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Kitchen:-

10' 6" x 6' 8" (3.20m x 2.03m)

UPVC double glazed window to the rear elevation overlooking the garden, the kitchen is fitted with a matching range of base and eye level storage units, roll top worksurfaces, single bowl sink unit inset with a mixer tap and part tiled walls, built in eye level oven, gas hob with extractor over, space for fridge./freezer, plumbing for washing machine and slimline dishwasher.



Bedroom One:-

13' 4" x 10' 0" (4.06m x 3.05m) Maximum Measurements

UPVC double glazed part bay window to the front elevation, radiator and picture rail.



Bedroom Two:-

9' 1" x 8' 7" (2.77m x 2.61m)

UPVC double glazed window to the front elevation, radiator and picture rail.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Shower Room:-

5' 6" x 4' 7" (1.68m x 1.40m)

Opaque UPVC double glazed window to the side elevation, suite comprising shower cubicle with Mira electric shower, close coupled WC, pedestal wash hand basin with mixer tap, tiled walls, electric heater and extractor.



Outside:-

To the front of the bungalow there is off street parking available with side access leading to the detached garage/workshop.



Rear Garden:-

A side gate then leads to the established southerly facing mature rear garden with raised decking, the remainder is mainly lawn with established trees and shrubs.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

