

## £290,000

### SIMPSON CLOSE, PORTCHESTER, PO16 8EJ



- Three Bedrooms
- Entrance Hallway & Downstairs Cloakroom
- Lounge
- 18' Re-Fitted Kitchen/Diner
- Re-Furbished Conservatory
- Modern First Floor Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Enclosed West Facing Rear Garden
- Popular School Catchment

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [tiffany.porchester@fenwicks-estates.co.uk](mailto:tiffany.porchester@fenwicks-estates.co.uk)

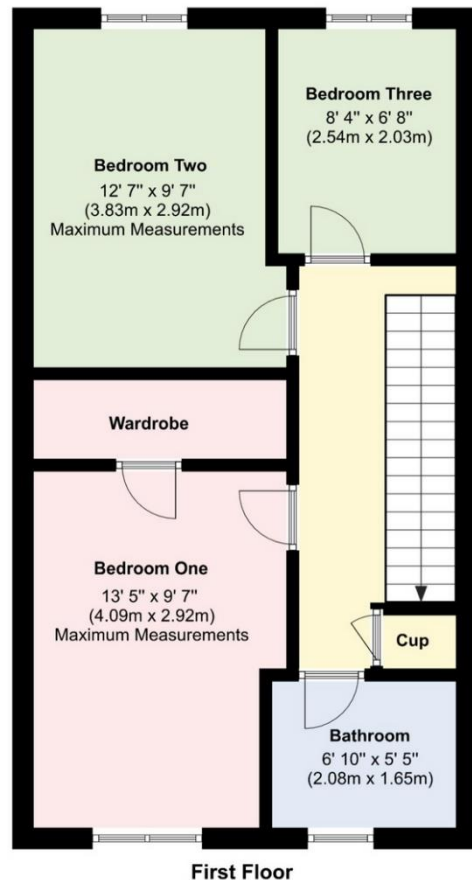
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Property Reference: P2872

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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## The Accommodation Comprises:-

Part double glazed composite front door into:

## Entrance Hall:-

Stairs leading to first floor, under stairs storage recess, wood effect laminate flooring, radiator, coving to flat ceiling. Doors to:

## Cloakroom:-

5' 7" x 2' 9" (1.70m x 0.84m)

Opaque UPVC double glazed window to front elevation, suite comprising wash hand basin with mixer tap and vanity storage below, tiled splash back, close coupled WC, radiator, chrome heated towel rail, wood effect laminate flooring and coving to flat ceiling.



## Kitchen/Dining Room:-

18' 6" x 9' 3" (5.63m x 2.82m)

UPVC double glazed window to front elevation, re-fitted with a range of modern base, eye and larder style units, roll top work surfaces, single bowl sink unit with mixer tap and waterproof splashbacks, built-in eye level oven and grill, five ring gas hob with extractor canopy above, integrated dishwasher, built in fridge/freezer, space and plumbing for washing machine, matching cupboard housing the gas central heating boiler, dining area with space for a table and chairs if required, wood effect laminate flooring and coving to flat ceiling.



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## Lounge:-

15' 6" x 10' 6" (4.72m x 3.20m)

UPVC double glazed window to rear elevation, wood effect laminate flooring, TV aerial point, coving to flat ceiling. UPVC double glazed doors to:



## First Floor Landing:-

Built-in airing cupboard, coving to flat ceiling with access to the loft. Doors to:

## Bedroom One:-

13' 5" x 9' 7" (4.09m x 2.92m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, walk-in wardrobe and coving to flat ceiling.



## Conservatory:-

13' 1" x 11' 10" (3.98m x 3.60m)

Renewed UPVC double glazed windows and doors overlooking and accessing the West facing rear garden, tiled flooring, double glazed glass vaulted roof and power connected.

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## Bedroom Two:-

12' 7" x 9' 7" (3.83m x 2.92m) Maximum Measurements

UPVC double glazed window to rear elevation, radiator and coving to flat ceiling.



## Outside:-

Front lawn enclosed by picket fence with shrubs to borders.



## Bedroom Three:-

8' 4" x 6' 8" (2.54m x 2.03m)

UPVC double glazed window to the rear elevation radiator and coving to flat ceiling.



## Rear Garden:-

Enclosed, decking with space for table and chairs ideal for socialising and entertaining purposes, shed and wooden gate giving pedestrian access.



## Bathroom:-

6' 10" x 5' 5" (2.08m x 1.65m)

Opaque UPVC double glazed window to front elevation, white suite comprising panelled bath with Triton electric shower and screen, wash hand basin with mixer tap and vanity storage below, close coupled WC, tiled walls, chrome heated towel rail, wood effect laminate flooring and coving to flat ceiling.

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### Agents Note:-

Please note this property is 'Wimpey No-Fines' construction, particularly if you require a mortgage.

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