Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£439,950

THE THICKET, DOWNEND, FAREHAM, PO16 8PZ

- Three Bedrooms
- Entrance Hallway
- 18' Triple Aspect Lounge
- Fitted Kitchen
- UPVC Conservatory
- Bedroom Three/Dining Room
- Shower Room & Separate WC
- Gas Central Heating & Double Glazed Windows
- Enclosed Rear Garden
- Off Street Parking & 19' x 9' Garage/Workshop
- No Onward Chain

Portchester Office
92 West Street Portchester Hampshire PO16 9UQ
Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk
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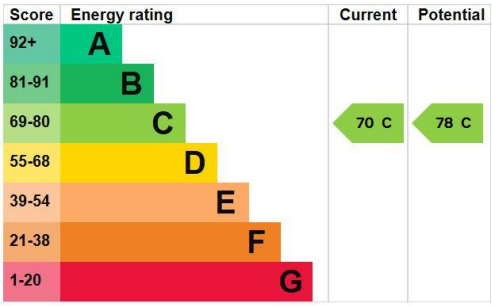

Property Reference: P2831

Council Tax Band: E

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

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The Accommodation Comprises:-

Covered entrance with outside light and UPVC part double glazed front door with matching side panel into:

Entrance Hall:-

Radiator, built-in storage cupboard housing gas central heating boiler, additional meter cupboard and textured ceiling with access to loft via fitted ladder. Doors to:

Lounge:-
18' 4'' x 11' 9'' (5.58m x 3.58m)

Triple aspect room with UPVC double glazed windows to front an side elevations, radiator, feature fireplace with gas fire inset and tiled hearth, TV aerial point, wall lights, coving to textured ceiling and sliding patio door to conservatory.

Kitchen:-
11' 8'' x 8' 9'' (3.55m x 2.66m)

Double glazed window to rear elevation, fitted range of matching base and eye level storage units, roll top worksurfaces, single bowl sink unit with mixer tap, part tiled walls, built-in oven with hob above and concealed extractor over, space and plumbing for washing machine, space for under counter fridge and separate freezer, serving hatch to lounge, built-in larder/storage cupboards and textured ceiling. Part glazed wooden door to:

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Conservatory:-
19' 1'' x 8' 1'' (5.81m x 2.46m)

UPVC double glazed windows and door overlooking and accessing the rear garden, power connected and tiled flooring.

Bedroom One:-
13' 2'' Into Wardrobe x 10' 1'' (4.01m x 3.07m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, mirror fronted sliding doors to built-in wardrobe and coving to textured ceiling.

Bedroom Two:-
9' 9'' Into Wardrobe x 9' 2'' (2.97m x 2.79m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, mirror fronted sliding doors to built-in wardrobe, additional storage cupboard and coving to textured ceiling.

Bedroom Three:-
9' 4'' x 7' 4'' (2.84m x 2.23m)

UPVC double glazed window to side elevation, space for small table and chairs, radiator and coving to textured ceiling.

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Shower Room:-
8' 2'' x 5' 6'' (2.49m x 1.68m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, suite comprising: shower cubicle, wash hand basin inset vanity unit with mixer tap, part tiled walls, chrome heated towel rail, part waterproof shower walling and textured ceiling.

Separate WC:-
5' 2'' x 2' 7'' (1.57m x 0.79m)

Opaque UPVC double glazed window to side elevation, close coupled WC and textured ceiling.

Outside:-

Block paved off street parking, low maintenance AstroTurf lawn, water tap and low level brick retaining. Driveway leads to:

Garage/Workshop:
19' 0'' x 9' 0'' (5.79m x 2.74m)

Brick built, power roller door, light connected, UPVC double glazed window and side courtesy door to garden.

Rear Garden:-

Enclosed, patio area for entertaining purposes, lawn, established borders, mature hedging and wooden gate leads to driveway.

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Agents Note:-

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