

£315,000

PORTOBELLO GROVE, PORTCHESTER, PO16 8HU



- Three Bedrooms
- 24' Lounge With Dining Area
- Fitted Kitchen
- Bedroom Three/Study
- Conservatory
- Ground Floor Bathroom
- UPVC Double Glazing & Gas Central Heating
- South Facing Rear Garden
- Off Street Parking
- Detached Garage/Workshop

Portchester Office

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www.fenwicks-estates.co.uk

Property Reference: P2929

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 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:-

Covered entrance with part double glazed composite front door to:

Entrance Hall:-

Radiator, textured ceiling. Wooden doors to:

Lounge/Dining Area:-



Lounge:-

14' 3" x 11' 3" (4.34m x 3.43m)

UPVC double glazed sliding patio door to conservatory, feature brick chimney breast with coal effect gas fire inset and tiled hearth, TV aerial point, textured ceiling, door to the kitchen. Walkway to:



Dining Area:-

10' 9" Plus Bay x 10' 4" (3.27m x 3.15m)

UPVC double glazed lead light half bay window to front elevation, stairs leading to the first floor, radiator, parquet wooden flooring, gas heater, space for a table and chairs if required and textured ceiling.



Kitchen:-

9' 4" x 8' 8" (2.84m x 2.64m)

UPVC double glazed window to the side elevation, the kitchen is fitted with a range of base and eye level units with roll top work surfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, built-in oven and hob, integrated fridge/freezer, space and plumbing for washing machine, built-in larder/storage cupboard, radiator, wood effect laminate floor, textured ceiling. UPVC part double glazed door accessing the garden.

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Bedroom Three/Study:-

9' 4" x 8' 9" (2.84m x 2.66m) Maximum Measurements

UPVC double glazed lead light window to front elevation, radiator, built-in storage cupboard and flat ceiling.

Conservatory:-

15' 4" x 9' 5" (4.67m x 2.87m) Maximum Measurements

UPVC double glazed windows and double doors overlooking and accessing the garden and tiled flooring.



Bathroom:-

9' 0" x 6' 0" (2.74m x 1.83m) Maximum Measurements

Opaque UPVC double glazed lead light window to side elevation, white suite comprising panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, part tiled walls, radiator and flat ceiling with extractor.



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First Floor Landing:-

Sloping textured ceiling and doors to:

Bedroom One:-

16' 5" x 6' 6" Plus Window Recess (5.00m x 1.98m)

UPVC double glazed lead light window to rear elevation with views towards Portchester Castle and Portsmouth Harbour, flat/sloping textured ceiling.



Bedroom Two:-

14' 9" x 6' 4" Plus Window Recess (4.49m x 1.93m)

UPVC double glazed lead light window to front elevation with views towards Portsdown Hill and flat/sloping textured ceiling.



Outside:-

To the front of the property there is an enclosed garden laid to lawn with flower/shrub beds inset and brick retaining wall. Side pedestrian/vehicular access leads to double opening wooden gates allowing off street parking and access to the garage/workshop with main door, side courtesy door and power connected.



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Rear Garden:-

The enclosed south facing garden is laid mainly to lawn with raised flower beds and shrub borders, water tap, fruit tree, wooden shed to remain and outside brick built storage cupboard.



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