

## £450,000

### CASTLE STREET, PORTCHESTER, PO16 9QX



- Three Double Bedrooms
- Sitting Room
- Separate Dining Room
- Fitted Kitchen
- Downstairs Cloakroom
- First Floor Bathroom
- Gas Central Heating
- West Facing Low Maintenance Garden
- Garage Close-by
- No Onward Chain

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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www.fenwicks-estates.co.uk

Property Reference: P2844

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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:-

Wooden front door into:

### Sitting Room:-

14' 4" x 12' 10" (4.37m x 3.91m)

Sash window to front elevation, radiator, feature cast iron fireplace with marble hearth and wooden surround and fitted shelving to side, TV aerial point and flat ceiling with central wooden beam. Double opening glazed doors to:



### Dining Room:-

15' 1" x 14' 3" (4.59m x 4.34m) Maximum Measurements

Return staircase to first floor, feature brick fireplace with paved hearth and wooden storage cupboard to side, flat and beamed ceiling, space table and chairs, radiator and wooden flooring. Walkway with step to:



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**Kitchen:-**  
10' 8" x 9' 8" (3.25m x 2.94m)

Double glazed window to rear elevation overlooking the garden, the kitchen is fitted with a matching range of base, eye level and glass display units with underlighting to wall units and pelmet lighting, roll top worksurfaces, one and half bowl sink unit with mixer tap, part tiled walls, built-in oven and grill, gas hob with concealed extractor, built-in fridge/freezer, integrated dishwasher and washing machine, wood effect laminate flooring and flat and sloping panelled ceiling with lantern inset. Part glazed door to:



**Rear Lobby:-**

Radiator, wood effect laminate flooring, flat ceiling and part glazed wooden stable door leading to rear garden. Further internal door to:

**Cloakroom:-**  
4' 0" x 2' 9" (1.22m x 0.84m)

W.C with concealed cistern, wash hand basin with tiled splash back, wood effect laminate flooring, flat ceiling with access to a loft and extractor.

**First Floor Landing:-**

Wood effect laminate flooring and door leads to continuation of stairs to second floor. Further doors to:

**Bedroom One:-**  
18' 11" x 13' 9" (5.76m x 4.19m) Maximum Measurements

Sash window to front elevation, radiator, wood effect laminate flooring, feature cast iron fireplace with tiled hearth and wooden surround, built-in dresser unit to the side, fitted bedroom furniture (to remain) and flat ceiling with central wooden beam.

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**Bedroom Three:-**  
14' 7" x 8' 11" (4.44m x 2.72m)

Double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring and flat ceiling with access to loft space.



**Bathroom:-**  
8' 3" x 5' 7" (2.51m x 1.70m)

White suite comprising: panelled bath with shower over, shower screen, WC with concealed cistern and shelf above, wash hand basin inset vanity storage unit with mixer tap, part tiled walls and fitted mirrors, heated towel rail, tiled flooring and flat ceiling with spotlighting inset.



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## Second Floor:-

### Bedroom Two:-

15' 6" x 14' 5" (4.72m x 4.39m) Maximum Measurements

A dual aspect room with double glazed windows to front and rear elevations, flat and sloping ceiling and radiator. Narrow access to:



### Loft Area:-

10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed velux style window to side elevation, pedestal wash hand basin with mixer tap and tiled splash, radiator and flat and sloping ceiling.

### Outside:-

Courtyard style garden with wrought iron railings.

### Rear Garden:-

Enclosed and low maintenance ideal for entraining purposes.



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