

## £399,995

CARLTON ROAD, PORTCHESTER, PO16 8JW



- Three Bedrooms
- Entrance Porch
- Hallway
- Lounge
- Kitchen/Diner
- Conservatory
- First Floor Bath/Shower Room
- Gas Central Heating
- Double Glazing
- Off Street Parking
- 18' x 9' Detached Garage/Workshop
- Enclosed Rear Garden

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

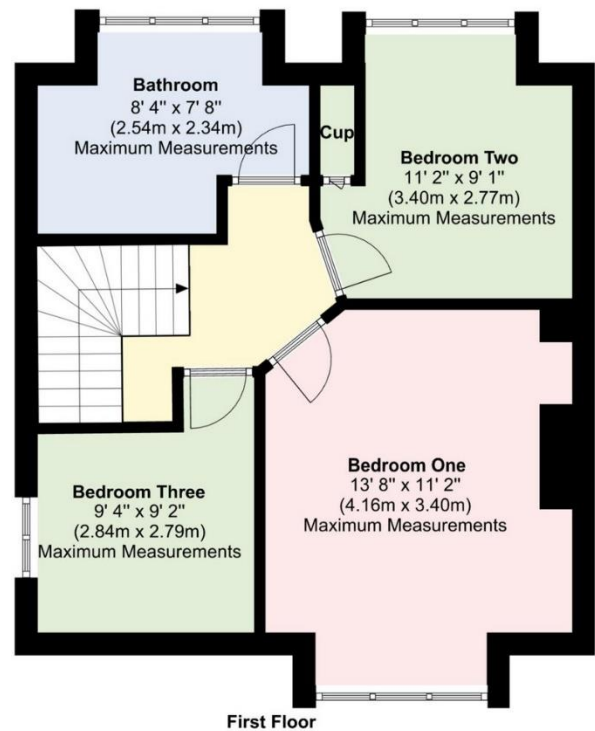
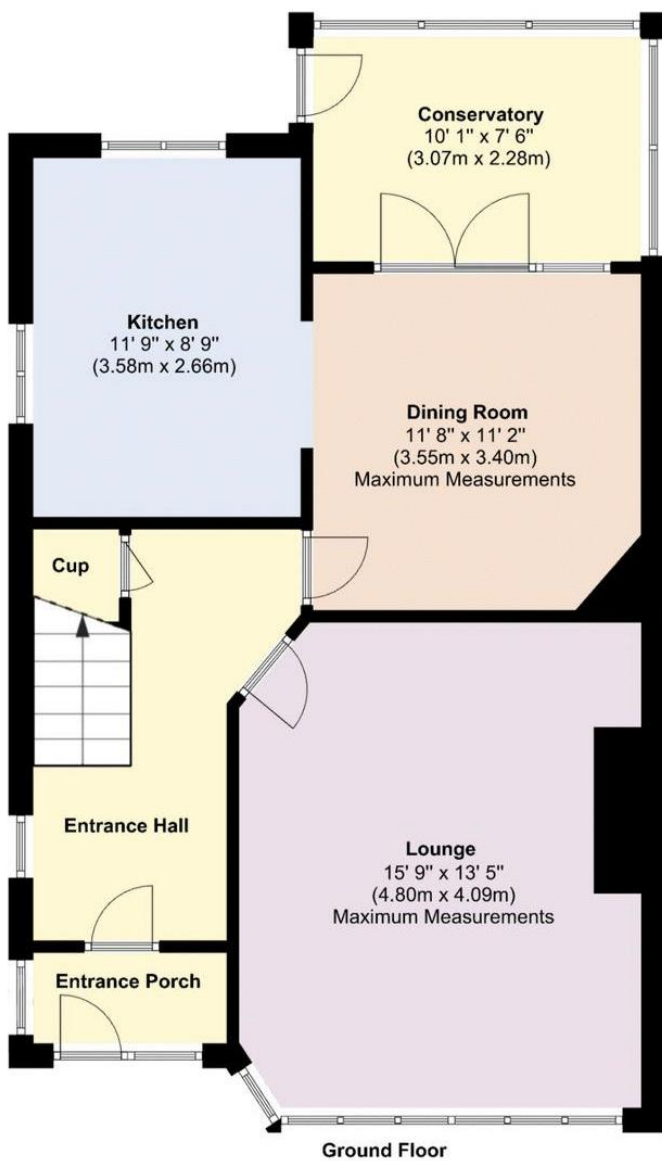
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference : P2841

Council Tax Band: D

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



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## The Accommodation Comprises:-

UPVC part double glazed front door into:

### Entrance Porch:-

UPVC double glazed windows, tiled flooring and power socket. Further wooden internal door with lead light glazed panel lead to:

### Entrance Hall:-

UPVC double glazed window to side elevation, radiator, oak return staircase to first floor, under stairs storage cupboard and flat ceiling. Part glazed doors to:



### Lounge:-

15' 9" x 13' 5" (4.80m x 4.09m) Maximum Measurements

UPVC double glazed window to front elevation with views towards Portsmouth Harbour, radiator, TV aerial point, feature stone fireplace with wooden mantle shelf and flat ceiling.



### Dining Room:-

11' 8" x 11' 2" (3.55m x 3.40m) Maximum Measurements

Space for table and chairs, radiator, feature marble fireplace, flat ceiling and UPVC double glazed doors to conservatory. Walkway to:



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## Kitchen:-

11' 9" x 8' 9" (3.58m x 2.66m)

Dual aspect room with UPVC double glazed windows to side and rear elevations overlooking the garden, fitted range of matching base and eye level units, wooden worktops, one and a half bowl sink unit with a mixer tap, glass upstands, built-in under counter fridge and freezer, range style cooker (to remain) with extractor canopy above, radiator, wall mounted gas central heating boiler, wooden flooring and flat ceiling with spotlighting inset.



## Conservatory:-

10' 1" x 7' 6" (3.07m x 2.28m)

Windows and doors overlooking and accessing the rear garden, power and light connected, space and plumbing for washing machine and slimline dishwasher, roll top worksurface and tiled flooring.



## First Floor Landing:-

UPVC double glazed to side elevation, flat ceiling and access to loft. Doors to:

### Bedroom One:-

13' 8" x 11' 2" (4.16m x 3.40m) Maximum Measurements

UPVC double glazed window to front elevation with views towards Portsmouth Harbour and beyond, radiator, flat and sloping ceiling.



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**Bedroom Two:-**  
11' 2" x 9' 1" (3.40m x 2.77m) Maximum Measurements

UPVC double glazed window to rear elevation, flat and sloping ceiling with spotlighting inset, radiator and built-in storage cupboard housing hot water tank.



**Bedroom Three:-**  
9' 4" x 9' 2" (2.84m x 2.79m) Maximum Measurements

UPVC double glazed window to side elevation, flat and sloping ceiling with spotlighting inset, radiator and eaves storage recess.



**Bathroom & Shower Room:-**  
8' 4" x 7' 8" (2.54m x 2.34m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to side and rear elevations, white suite comprising: panelled bath with mixer tap, separate shower cubicle with rainfall shower and handheld shower attachment, wash hand basin inset vanity unit with mixer tap, close coupled W.C, part tiled walls, flat and sloping ceiling with spotlights inset, radiator, tiled flooring and extractor.



**Outside:-**

Front garden is laid to lawn, shrub borders and brick retaining walls and driveway. Wrought iron gates lead to:

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### Garage/Workshop:

18' 0" x 9' 0" (5.48m x 2.74m)

Detached, brick built, up and over door, window and side courtesy door garden.



### Rear Garden:-

Enclosed, split level, two patio areas for entertainment purposes, lawn, shrub borders, outside power socket, shed and green house (to remain).



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