

## OFFERS IN EXCESS OF £318,500

CAER PERIS VIEW, PORTCHESTER, PO16 8QL



- Three Bedrooms
- Entrance Hallway
- Downstairs Cloakroom
- Lounge/Diner
- Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Driveway
- Garage/Workshop
- Enclosed Rear Garden
- No Onward Chain

### 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)

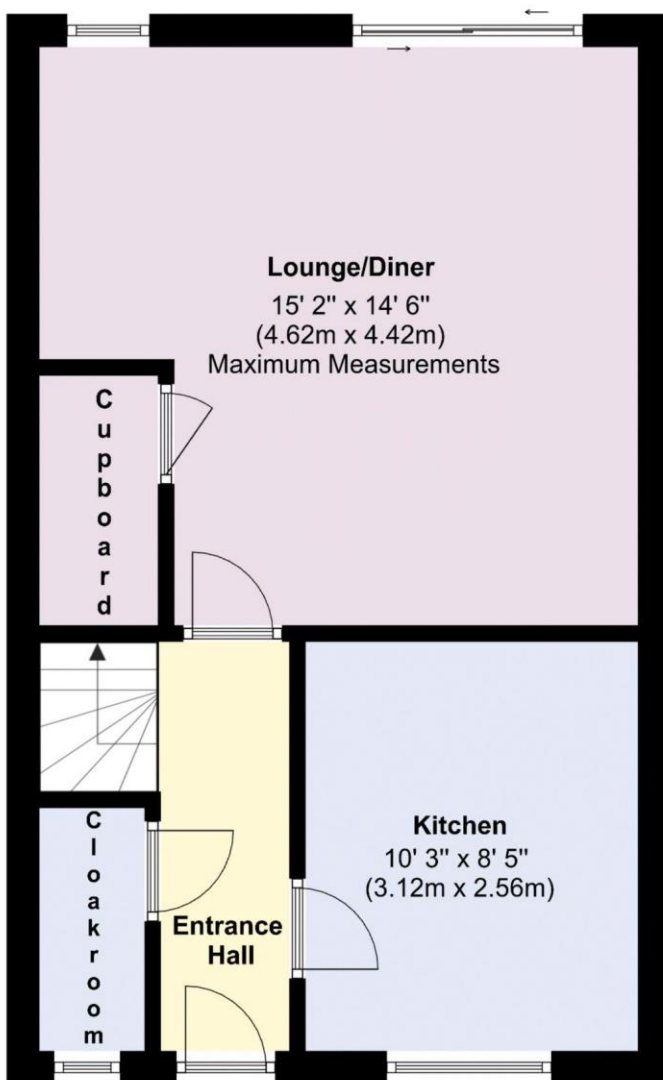
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

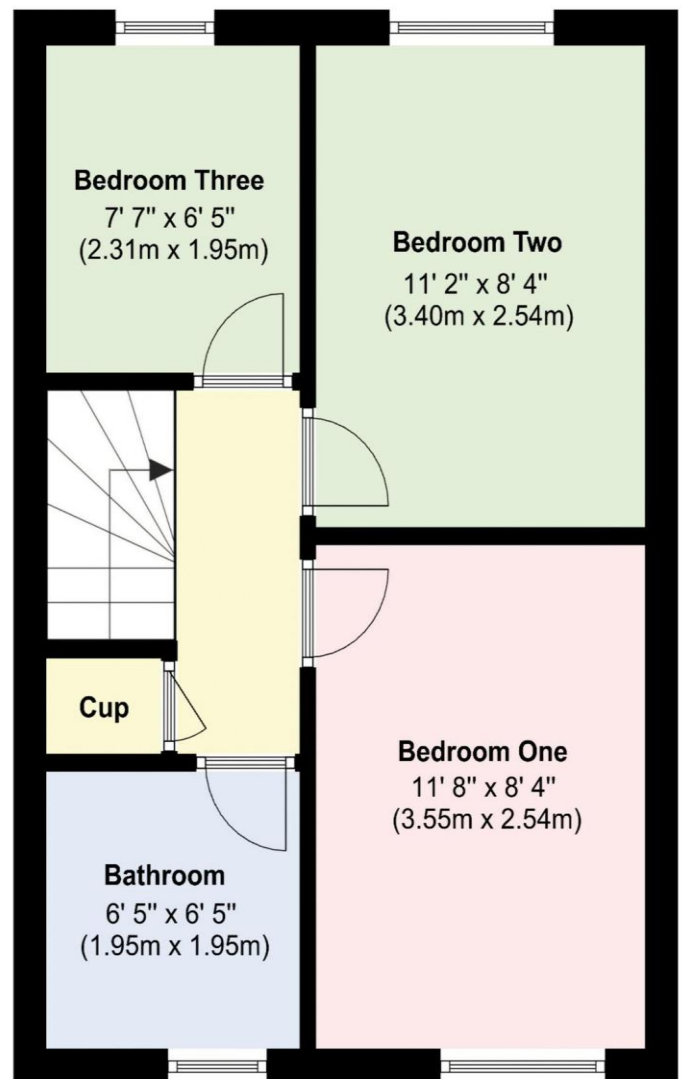
Property Reference: P2774

Council Tax Band: C

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



Ground Floor



First Floor

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## The Accommodation Comprises:-

Covered entrance with part double glazed front door into:

### Entrance Hall:-

Stairs to first floor, radiator, wood effect laminate flooring and coving to flat ceiling. Doors to:

### Downstairs Cloakroom:-

6' 1" x 2' 8" (1.85m x 0.81m)

Opaque UPVC double glazed window to front elevation, suite comprising: close coupled WC, corner wash hand basin with tiled splashback, radiator, wood effect laminate flooring and flat ceiling.



### Kitchen:-

10' 3" x 8' 5" (3.12m x 2.56m)

UPVC double glazed window to front elevation, fitted range of base and eye level storage units, roll top worksurfaces, one and half bowl sink unit with mixer tap, part tiled walls, built-in electric oven and hob with concealed extractor above, space and plumbing for washing machine and dishwasher, space for a tall fridge/freezer, wall mounted gas central heating boiler and flat ceiling with spotlighting inset.



### Lounge/Diner:-

15' 2" x 14' 6" (4.62m x 4.42m) Maximum Measurements

UPVC double glazed window and sliding patio door overlooking and accessing the rear garden, TV aerial point, two radiators, space for a table and chairs, wood effect laminate flooring, under stairs storage cupboard and chairs and coving to flat ceiling.



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## First Floor Landing:-

Built-in airing cupboard, flat ceiling and access to insulated loft with light connected. Doors to:

## Bedroom One:-

11' 8" x 8' 4" (3.55m x 2.54m)

UPVC double glazed window to front elevation with partial views towards Portsmouth harbour, radiator, built-in wardrobe, wooden flooring and flat ceiling.

## Bedroom Two:-

11' 2" x 8' 4" (3.40m x 2.54m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in wardrobe and flat ceiling.



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### Bedroom Three:-

7' 7" x 6' 5" (2.31m x 1.95m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and flat ceiling.



### Outside:-

Open plan front garden area with driveway to side allowing off street parking for several vehicles and leads to brick built garage/workshop with up and over door, side courtesy door and power connected. A wooden side gate allows pedestrian access to:



### Bathroom:-

6' 5" x 6' 5" (1.95m x 1.95m)

Opaque UPVC double glazed window to front elevation, white suite comprising: panelled bath with mixer tap, shower and screen, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, chrome heated towel rail, shaver socket, tiled flooring and flat ceiling with spotlighting inset.

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## Rear Garden:-

Enclosed, patio area for entertaining purposes, lawn with shrub borders and outside power sockets.



## Agents Note:-

There is an annual management charge of £192.35 payable.

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