

GUIDE PRICE £300,000 - £310,000

WHITE HART LANE, PORTCHESTER, PO16 9AY



- Three Double Bedrooms (en suite area to main bedroom)
- Entrance Porch
- Entrance Hallway
- Sitting Room/Bedroom Four
- Open Plan Lounge/Kitchen/Dining Room
- Ground Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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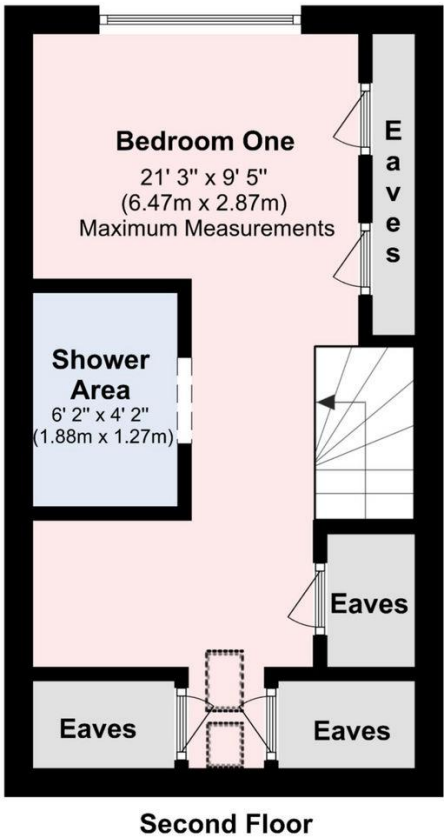
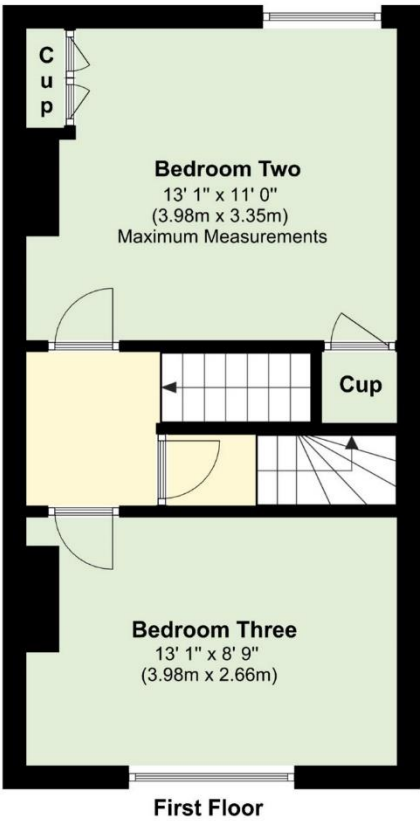
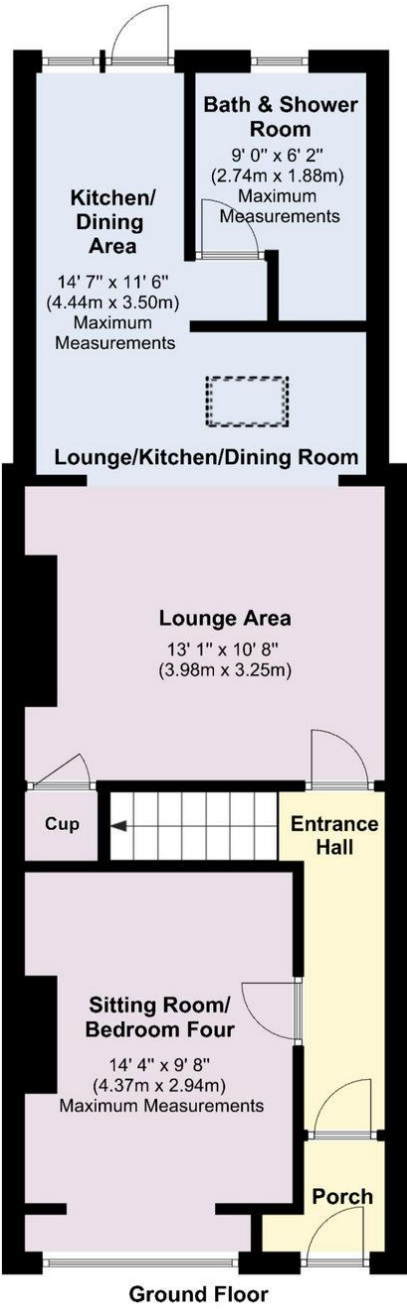
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Property Reference: P2925

Council Tax Band: B

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

UPVC part double glazed front door into:

Entrance Porch:-

Flat ceiling. Further part glazed internal door to:

Entrance Hall:-

Stairs to first floor, radiator and flat ceiling. Doors to:

Sitting Room/Bedroom Four:-

14' 4" x 9' 8" (4.37m x 2.94m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, feature fireplace, dado rail, TV aerial point and flat ceiling.



Open Plan Lounge/Kitchen/Dining Room:-



Lounge Area:-

13' 1" x 10' 8" (3.98m x 3.25m)

Under stairs storage cupboard, seating area, TV aerial point, wood effect laminate flooring, flat ceiling. Leading to:



Kitchen/Dining Area:-

14' 7" x 11' 6" (4.44m x 3.50m) Maximum Measurements

UPVC double glazed window and door overlooking and accessing the rear garden, the kitchen area is fitted range of matching base and eye level storage units with roll top worksurfaces, single bowl stainless steel sink unit with mixer tap and tiled splashback, space for cooker, recess for tall fridge/freezer, space and plumbing for washing machine, radiator, space for a table and chairs if required, coving to flat ceiling with skylight inset, inner lobby with a further radiator. Door to:

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Bath & Shower Room:-

9' 0" x 6' 2" (2.74m x 1.88m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, suite comprising panelled bath, low level WC, pedestal wash hand basin, separate shower cubicle, tiled walls, radiator and flat ceiling.



First Floor Landing:-

Continuation of stairs leading to second floor and flat ceiling. Doors to:

Bedroom Two:-

13' 1" x 11' 0" (3.98m x 3.35m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, over stairs storage cupboard, feature cast iron fireplace, radiator, further built-in cupboard and flat ceiling.



Bedroom Three:-

13' 1" x 8' 9" (3.98m x 2.66m)

UPVC double glazed window to front elevation, feature cast iron fireplace, radiator and flat ceiling.



Second Floor:-

Bedroom One:-

21' 3" x 9' 5" (6.47m x 2.87m) Maximum Measurements

A dual aspect room with UPVC double glazed window to rear elevation overlooking the garden with views towards Portsdown Hill and two Velux style windows to front elevation with views towards Portsmouth Harbour, flat and sloping ceiling with spotlights inset, radiator and built-in eaves storage. Walkway to:

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Shower Area:-

6' 2" x 4' 2" (1.88m x 1.27m)

Suite comprising shower cubicle, WC with concealed cistern and shelf above, tiled walls, pedestal wash hand basin, tiled flooring and flat ceiling with spot light/extractor.



Rear Garden:-

A generous size enclosed rear garden with a small patio area for entertaining purposes, water tap, remainder laid to lawn with shrubs inset.



Outside:-

Off street parking available to front of property. Shared pedestrian access and a wooden gate lead to:



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