Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

Offers in Excess of £310,000

West Street, Portchester, PO16 9XE



- Two Double Bedrooms
- Sitting Room & Separate Dining Room
- Fitted Kitchen
- Lean-To-Conservatory
- Ground Floor White Bathroom Suite
- Gas Central Heating
- Double Glazed Windows
- Enclosed Southerly Facing Rear Garden
- Block Paved Off Street Parking
- NO CHAIN AHEAD

Portchester Office
92 West Street Portchester Hampshire PO16 9UQ
Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk
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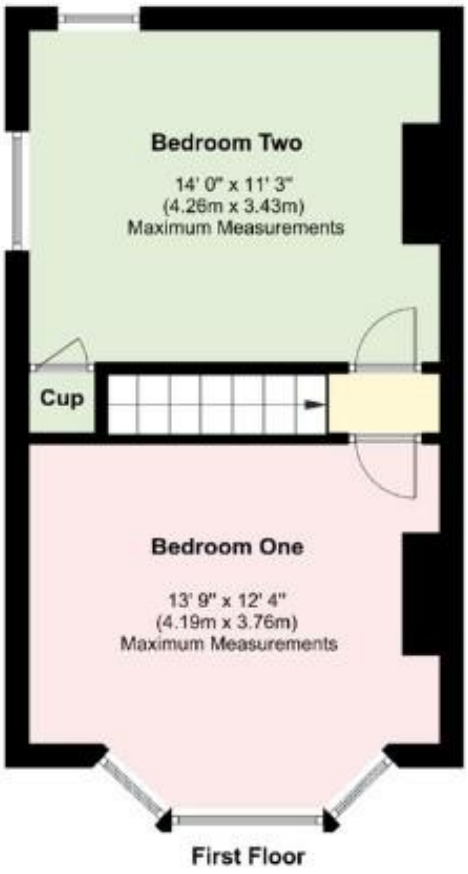
Property Reference: P2973

Council Tax Band: C



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





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The Accommodation Comprises:-

Part double glazed composite front door to:

Dining Room:-
13' 9'' x 10' 7'' (4.19m x 3.22m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to the side and rear elevations, stairs leading to the first floor with under stairs recess and storage cupboard, radiator, feature fireplace with tiled inset and hearth, gas fire and wooden surround, wood effect laminate flooring, coving to textured ceiling with spot lights inset and glazed doors to:







Sitting Room:-
13' 9'' x 12' 0'' (4.19m x 3.65m) Maximum Measurements

UPVC double glazed bay window to the front elevation, radiator, feature fireplace with tiled hearth and gas fire inset, wood effect laminate flooring and coving to textured ceiling.





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Kitchen:-
14' 0'' x 8' 8'' (4.26m x 2.64m)

UPVC double glazed window to the side elevation. The kitchen is fitted with a range of matching base and eye level units with roll top worksurfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, built in eye level oven, ceramic hob with extractor canopy and stainless steel splash back, integrated dishwasher, recess for fridge/freezer, cupboards housing the gas central heating boiler, wood effect laminate flooring, flat ceiling with spotlights inset and access to a loft area, part double glazed door to the lean-to-conservatory and further glazed internal door to:







Bathroom:-
8' 9'' x 5' 4'' (2.66m x 1.62m)

Opaque UPVC double gazed windows to the rear elevation, white suite comprising panelled bath with mixer tap and shower attachment, close coupled WC, wash hand basin with mixer tap and storage below, tiled walls, chrome heated towel rail, wood effect laminate flooring and flat/panelled ceiling.





Lean-To-Conservatory:-
10' 6'' x 6' 5'' (3.20m x 1.95m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, space and plumbing for washing machine, wood effect laminate flooring and power connected.

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First Floor Landing:-

Wood effect laminate flooring, coving to textured ceiling with access to the main loft and doors to:

Bedroom One:-
14' 0'' x 11' 3'' (4.26m x 3.43m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, wood effect laminate flooring and coving to textured ceiling.





Bedroom Two:-
13' 9'' x 12' 4'' (4.19m x 3.76m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to the side and rear elevations, radiator, built in storage cupboard, wood effect laminate flooring and coving to textured ceiling.





Outside:-

To the front of the property their is an open plan garden laid to lawn with mature hedge.



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Rear Garden:-

There is block paved off street parking to the rear of the property and two wooden gates giving pedestrian access to the enclosed Southerly facing rear garden with a patio area for entertaining purposes, water tap, slate chipped borders, covered seating area and a wooden summerhouse to remain.







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