

£315,000

LONSDALE AVENUE, PORTCHESTER, PO16 9NP



- Two Bedrooms
- Entrance Porch & Hallway
- Lounge
- Dual Aspect Kitchen/Dining Room
- UPVC Conservatory
- Shower Room
- Gas Central Heating & Double Glazed Windows
- Enclosed Rear Garden
- Garage/Workshop
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

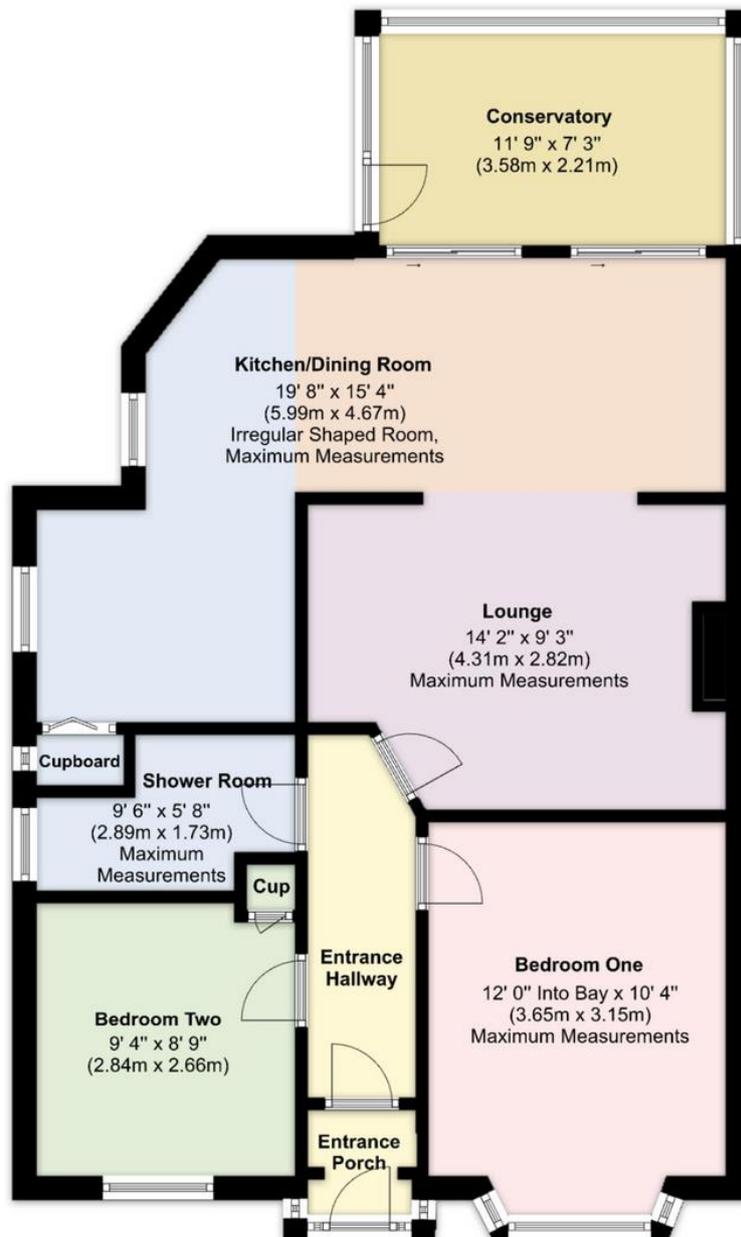
www.fenwicks-estates.co.uk

Property Reference: P2880

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



The Accommodation Comprises:-

UPVC double glazed front door with matching side panels leading to:

Entrance Porch:-

Further double glazed door to:

Entrance Hallway:-

Radiator, coving to textured ceiling. Doors to:

Lounge:-

14' 2" x 9' 3" (4.31m x 2.82m) Maximum Measurements

Feature fireplace with tiled hearth, TV aerial point, radiator, coving to textured ceiling. Archway to:



Kitchen/Dining Room:-

19' 8" x 15' 4" (5.99m x 4.67m) Irregular Shaped Room, Maximum Measurements

A dual aspect room with opaque UPVC double glazed windows to side elevation, the kitchen is fitted with a range of base, eye and glass display units, roll top worksurfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, built in eye level oven, gas hob, concealed space and plumbing for washing machine, space for under counter fridge or fridge, wall mounted gas central heating boiler. Dining area with space for tables and chairs, radiator, coving to textured ceiling. UPVC double glazed doors leading to:



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Bedroom One:-

12' 0" Into Bay x 10' 4" (3.65m x 3.15m) Maximum Measurements

UPVC double glazed bay window to the front elevation, radiator and coving to textured ceiling.



Conservatory:-

11' 9" x 7' 3" (3.58m x 2.21m)

UPVC double glazed windows and doors overlooking and accessing the garden power connected.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk





Bedroom Two:-
9' 4" x 8' 9" (2.84m x 2.66m)

UPVC double glazed window to the front elevation, radiator, built in storage cupboard and coving to textured ceiling.



Shower Room:-
9' 6" x 5' 8" (2.89m x 1.73m) Maximum Measurements

Opaque UPVC double glazed window to the side elevation, white suite comprising shower cubicle, wash hand basin with vanity storage below, WC with concealed cistern and shelf above, tiled walls, radiator and coving to textured ceiling with access to the loft.



Outside:-

To the front of the bungalow there is a shingle front garden with brick retaining wall. Shared side access leads to the garage/workshop with double opening front doors and power connected.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Rear Garden:-

A wooden gate takes you to the enclosed low maintenance rear garden with a patio area for entertaining purposes, shingle beds inset with raised borders and a brick built shed with double glazed window and door.



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

