

£379,995

ROMSEY AVENUE, PORTCHESTER, PO16 9TA



- Three Bedrooms
- Entrance Hallway
- Lounge & Separate Dining Room
- Kitchen
- Conservatory
- Shower Room
- Gas Central Heating & Double Glazed Windows
- Generous Southerley Facing Rear Garden
- Garage/Workshop
- NO CHAIN AHEAD

Portchester Office

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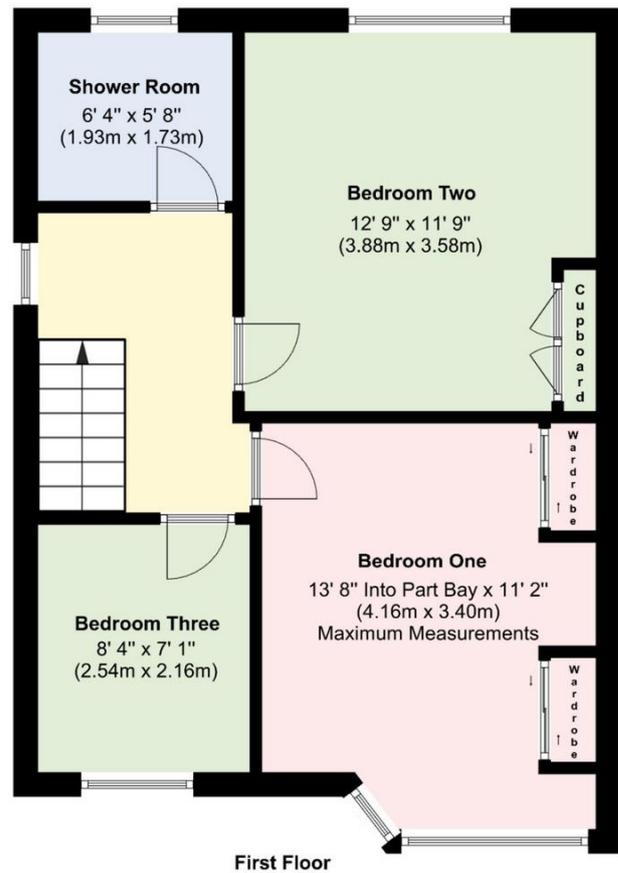
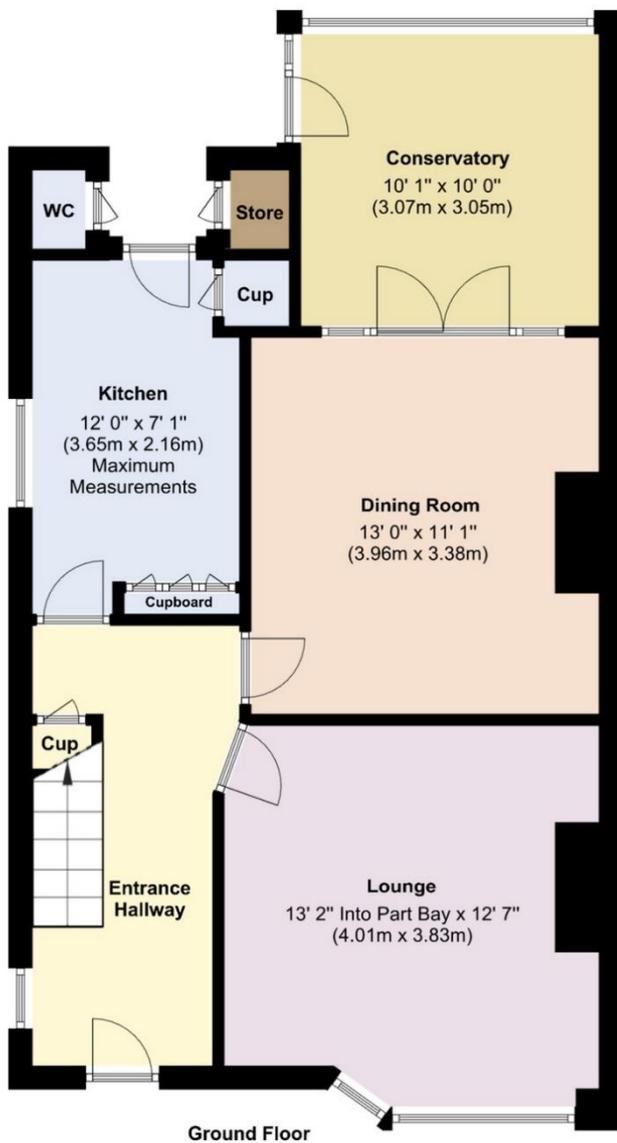
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Property Reference: P2884

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	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:-

Covered entrance with quarry tiled step and UPVC part double glazed door to:

Entrance Hallway:-

Eye level UPVC double glazed window to the side elevation, stairs leading to the first floor with storage cupboard housing the meters, radiator, picture rail, textured ceiling. Doors to:

Lounge:-

13' 2" Into Part Bay x 12' 7" (4.01m x 3.83m)

UPVC double glazed half bay window to the front elevation, radiator, feature tiled open fireplace with cast iron grate inset, picture rail and textured ceiling.



Dining Room:-

13' 0" x 11' 1" (3.96m x 3.38m)

Radiator, featured tiled fireplace, space for table and chairs, picture rail, textured ceiling. UPVC double glazed doors with matching side panels to:



Conservatory:-

10' 1" x 10' 0" (3.07m x 3.05m)

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



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First Floor Landing:-

UPVC double glazed window to the side elevation, textured ceiling with access to loft room. Doors to:

Bedroom One:-

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

UPVC double glazed half bay window to the front elevation, radiator, built in bedroom furniture, picture rail and textured ceiling.



Kitchen:-

12' 0" x 7' 1" (3.65m x 2.16m) Maximum Measurements

UPVC double glazed window to the side elevation, the kitchen is fitted with a range of base and eye level units with roll top work surfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, original built in dresser unit, space for cooker and under counter fridge or freezer, plumbing for washing machine, wall mounted gas central heating boiler, larder cupboard, textured ceiling. UPVC part double glazed door to covered rear lobby with built in storage cupboard and outside WC.



Bedroom Two:-

12' 9" x 11' 9" (3.88m x 3.58m)

UPVC double glazed windows the rear elevation with views towards Fareham Creek, radiator, built in storage cupboard, picture rail and textured ceiling.



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Shower Room:-

6' 4" x 5' 8" (1.93m x 1.73m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising shower cubicle with Mira electric shower, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, chrome heated towel rail and textured ceiling.



Outside:-

To the front of the property there is a garden laid to lawn with shrub border and low brick retaining wall.

Bedroom Three

8' 4" x 7' 1" (2.54m x 2.16m)

UPVC double glazed window to the front elevation with views over the green, radiator and textured ceiling.



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Rear Garden:-

Side access leads to the garage/workshop with up and over door, side courtesy door and power connected. A wooden gate then leads to the generous enclosed southerly facing rear garden with a patio area for entertaining purposes, lawn and shrub borders, fruit trees and a wooden shed to remain



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