

£325,000

THE CROSSWAY, PORTCHESTER, PO16 8PE



- Two Double Bedrooms
- Entrance Hallway & Study Area
- Lounge
- 17' Kitchen/Breakfast Room
- Lean-To Overlooking The Garden
- Shower Room
- Double Glazed Windows & Gas Central Heating
- Block Paved Off Street Parking
- Generous Enclosed Rear Garden
- NO CHAIN AHEAD

Portchester Office

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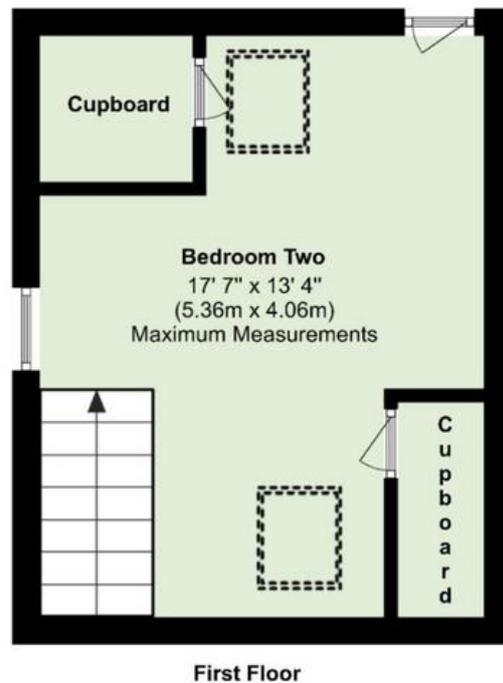
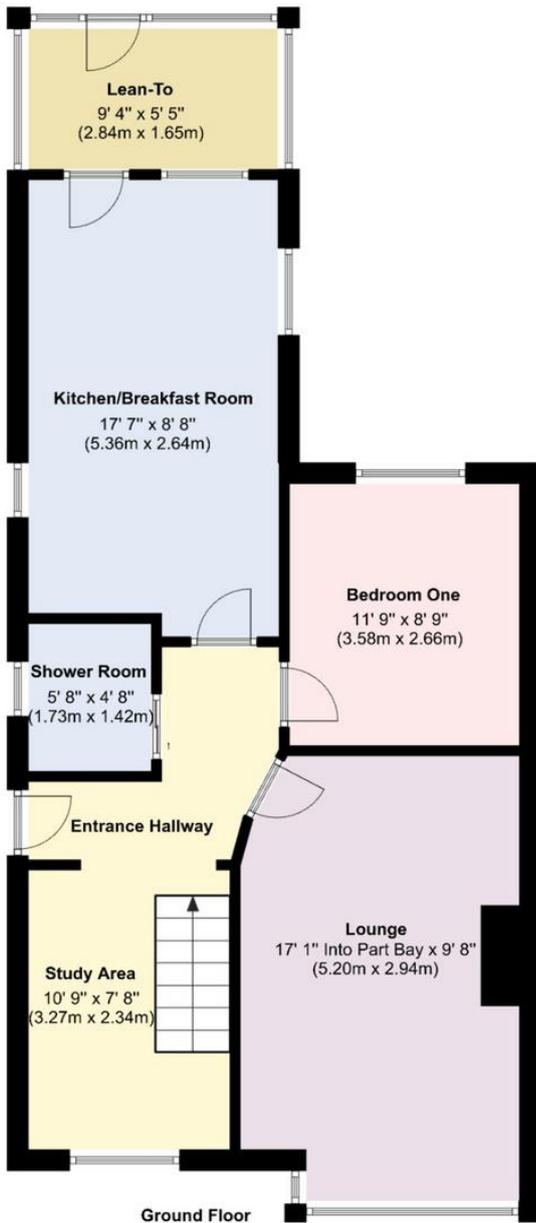
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Property Reference: P2877

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 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 and UPVC part double glazed front door to:-

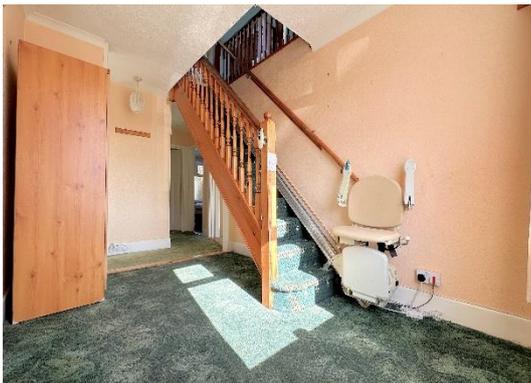
Entrance Hallway:-

Textured ceiling and doors to:

Study Area:-

10' 9" x 7' 8" (3.27m x 2.34m)

Textured ceiling, UPVC double glazed window to the front elevation, radiator, stairs leading to the first floor.



Lounge:-

17' 1" Into Part Bay x 9' 8" (5.20m x 2.94m)

UPVC double glazed part Bay window to the front elevation, radiator, TV aerial point, feature fireplace with gas fire inset and coving to textured ceiling.



Kitchen/Breakfast Room:-

17' 7" x 8' 8" (5.36m x 2.64m)

A triple aspect room with UPVC double glazed windows to the side elevations and further window to the rear elevation, the kitchen is fitted with a range of base, eye and larder style storage cupboards, roll top work surfaces incorporating a seating area, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, space for cooker and fridge freezer, radiator, plumbing for washing machine, wall mounted gas central heating boiler. Glazed door to:

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Lean-To:-
9' 4" x 5' 5" (2.84m x 1.65m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, storage cupboards, power connected, space and vent for tumble dryer



Bedroom One:-
11' 9" x 8' 9" (3.58m x 2.66m)

UPVC double glazed window to the rear elevation overlooking the garden, radiator, picture rail and coved ceiling.



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Shower Room:- 5' 8" x 4' 8" (1.73m x 1.42m)

Opaque UPVC double glazed window to the side elevation, suite comprising shower cubicle with Triton electric shower, close coupled WC, wash and basin with vanity storage below, heated towel rail and tiled walls.



First Floor:-

Bedroom Two:- 17' 7" x 13' 4" (5.36m x 4.06m) Maximum Measurements

A triple aspect room with UPVC double glazed window to the side elevation and additional double glazed Velux style windows to the front and rear elevations, three radiators, access to eaves storage flat and sloping ceiling.

Outside:-

Double opening wrought iron gates lead to the generous block paved off street parking area for several vehicles.

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Rear Garden:-

A block paved pathway and wooden gate lead to the enclosed rear garden with patio areas for entertaining purposes, lawn section with shrub borders and mature trees, shed and greenhouse to remain.



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