

£325,000

DENVILLE AVENUE, PORTCHESTER, PO16 9LE



- Three Bedrooms
- Entrance Lobby
- 29' Dual Aspect Lounge/Diner
- Fitted Kitchen
- Ground Floor Wet Room
- First Floor Bath/Shower Room
- Gas Central Heating
- UPVC Double Glazing
- Off Street Parking
- Enclosed Rear Garden
- Cul-De-Sac Location

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2782

Council Tax Band: C

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 into:

## Entrance Lobby:-

Flat ceiling with spot lighting inset and part glazed door to lounge/diner. Further internal door to:

## Wet Room:-

4' 9" x 4' 9" (1.45m x 1.45m)

Opaque UPVC double glazed window to front elevation, shower area with Mira electric shower, wall mounted wash hand basin, close coupled WC, tiled walls, electric heater, extractor and flat ceiling with spot lighting inset.



## Lounge/Diner:-

29' 0" Into Bay x 10' 7" (8.83m x 3.22m) Maximum Measurements



## Lounge Area:-

UPVC double glazed part bay window to front elevation, radiator, cupboard housing meters, sliding door to kitchen, and coving to flat ceiling with spot lighting inset.



## Dining Area:-

UPVC double glazed French doors overlooking and accessing the rear garden, space for table and chairs, stairs to first floor, radiator, door to bedroom two and continuation of and coving to flat ceiling with spot lighting inset.



## Kitchen:-

9' 8" x 7' 2" (2.94m x 2.18m)

Opaque UPVC double glazed window to side elevation, fitted base and eye level storage units, roll top work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, eye level electric oven, adjustable worktop with hob inset and extractor over, space and plumbing for washing machine, recess for fridge/freezer, wall mounted gas central heating boiler and flat ceiling.

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### Bedroom One:-

15' 3" x 10' 2" (4.64m x 3.10m) Maximum Measurements

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Two UPVC double glazed window to rear elevation overlooking the garden, radiator and flat and sloping ceiling.



### Bedroom Two:-

11' 7" x 10' 2" (3.53m x 3.10m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and coving to flat ceiling with spot lighting inset.



### First Floor Landing:-

Part glazed door and flat and sloping ceiling with spot lighting inset.  
Doors to:

### Bedroom Three:-

10' 5" x 9' 2" (3.17m x 2.79m)

Double glazed Velux window to front elevation, flat and sloping ceiling with spot lighting inset, radiator and access to eaves storage.



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## Bath & Shower Room:-

12' 2" x 6' 3" (3.71m x 1.90m)

Double glazed Velux window to front elevation, modern white suite comprising: freestanding high backed bath with wall mounted waterfall mixer tap, shower cubicle with glass surround, WC with concealed cistern and shelf above, wash hand basin inset vanity unit with waterfall mixer tap, waterproof shower wall, flat and sloping ceiling with spotlighting inset, chrome heated towel rail, radiator and extractor.



## Outside:-

Block paved off street parking, shingle and shrub borders with low level brick retaining wall. Wooden gate gives side pedestrian access to:



## Rear Garden:-

Enclosed, resin area for entertaining purposes, shrub borders, water tap and UPVC double glazed outbuilding with power connected.



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