

## OFFERS IN EXCESS OF £290,000

CASTLE GROVE, PORTCHESTER, PO16 9NY



- Three Bedrooms
- Entrance Porch & Hallway
- Lounge
- Extended Dining/Family Room
- Fitted Kitchen
- Downstairs WC
- First Floor Shower Room
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- West Facing Rear Garden & Workshop
- No Chain Ahead

### 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)

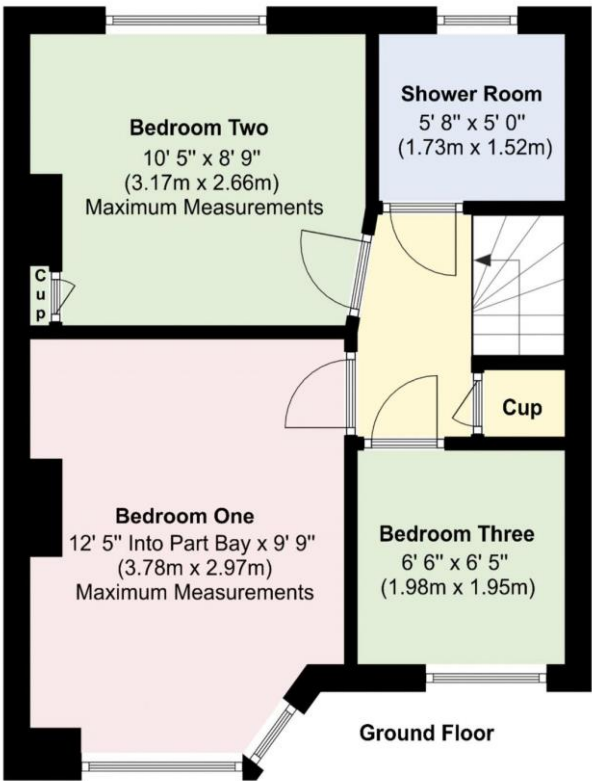
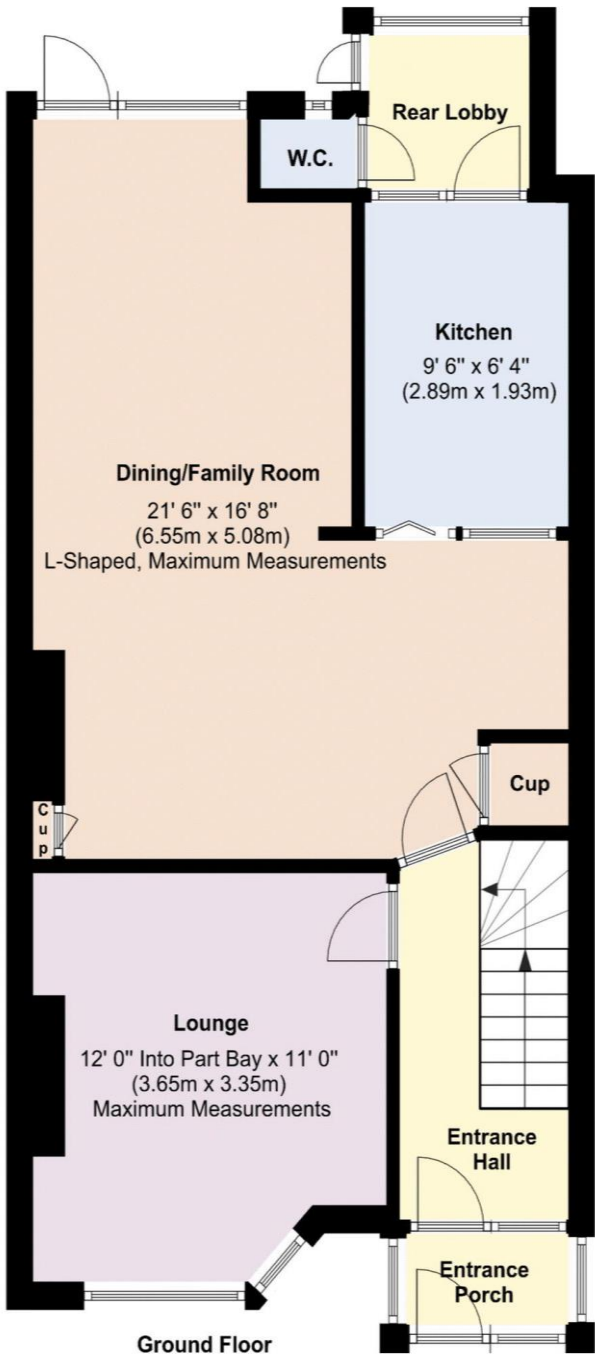
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Property Reference: P2770

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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





## The Accommodation Comprises:-

UPVC part double glazed front door into:

### Entrance Porch:-

UPVC double glazed windows to front and side elevations and quarry tiled flooring. Further leadlight wooden door to with matching side panel into:

### Entrance Hallway:-

Stairs to first floor, flat and curved ceiling, radiator, picture rail and under stairs cupboard housing meters. Doors to:

### Lounge:-

12' 0" Into Part Bay x 11' 0" (3.65m x 3.35m) Maximum Measurements

Double glazed part bay window to front elevation, flat and curved ceiling, radiator and picture rail.



### Dining/Family Room:-

21' 6" x 16' 8" (6.55m x 5.08m) L-Shaped, Maximum Measurements

UPVC double glazed windows and door overlooking and accessing the rear garden, two built-in storage cupboards, two radiators, space for table and chairs, an additional seating area and coving to flat ceiling. Bi-fold door with window to side into:



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## Kitchen:-

9' 6" x 6' 4" (2.89m x 1.93m)

Matching range of fitted base and eye level storage units, roll top worksurfaces, one and half bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine, wall mounted gas central heating boiler, textured ceiling and window to rear elevation. Part glazed door to:



## Rear Lobby:-

5' 1" x 4' 6" (1.55m x 1.37m)

UPVC double glazed window and door overlooking and accessing the rear garden and power connected. Internal door to:

## W.C:-

3' 2" x 2' 2" (0.96m x 0.66m)

Small opaque UPVC double glazed window to rear elevation and close coupled W.C.

## First Floor Landing:-

Over stairs storage cupboard, picture rail, flat ceiling and access to loft. Doors to:

## Bedroom One:-

12' 5" Into Part Bay x 9' 9" (3.78m x 2.97m) Maximum Measurements

Double glazed part bay window to front elevation, radiator, picture rail and flat ceiling.



## Bedroom Two:-

10' 5" x 8' 9" (3.17m x 2.66m) Maximum Measurements

Double glazed window to rear elevation overlooking the garden, radiator, built-in storage cupboard, picture rail and flat ceiling.



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## Bedroom Three:-

6' 6" x 6' 5" (1.98m x 1.95m)

Double glazed window to front elevation, radiator and flat ceiling.



## Rear Garden:-

West facing, enclosed, patio area for entertaining purposes, water tap, remainder is laid to lawn with established shrub borders and trees.



## Shower Room:-

5' 8" x 5' 0" (1.73m x 1.52m)

Opaque double glazed window to rear elevation, suite comprising: shower cubicle, close coupled WC, wash hand basin inset vanity unit with mixer tap, chrome heated towel rail, tiled walls, wood effect laminate flooring and flat ceiling.



## Outside:-

Block paved off street parking available to front of property, small lawn section to side with cherry blossom tree inset and rear access leads to detached workshop.

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