

£299,995

MYRTLE AVENUE, PORTCHESTER, PO16 9JT



- Three Bedrooms
- Entrance Hallway
- 24' Lounge/Diner
- 20' Kitchen/Breakfast Room
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Generous West Facing Garden
- NO CHAIN AHEAD

## Portchester Office

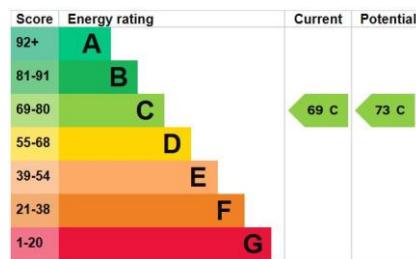
92 West Street Portchester Hampshire PO16 9UQ

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

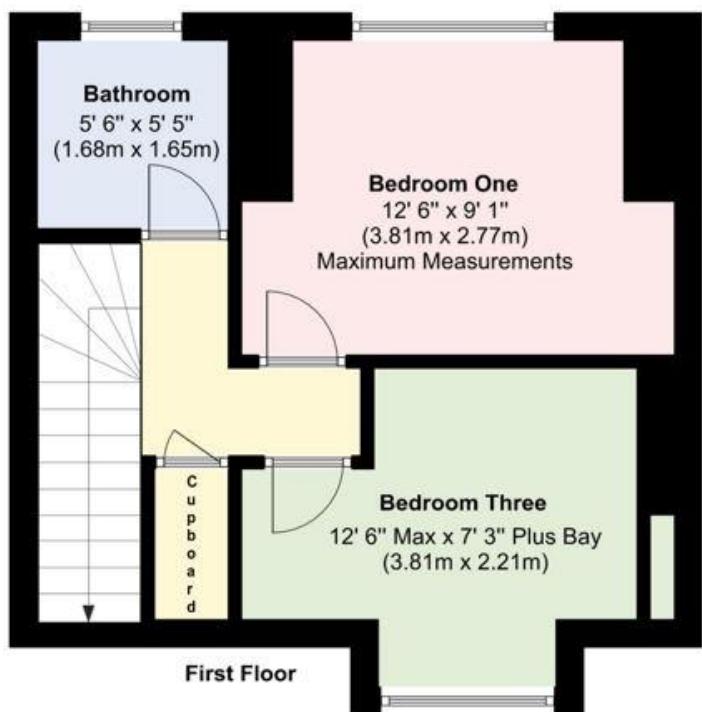
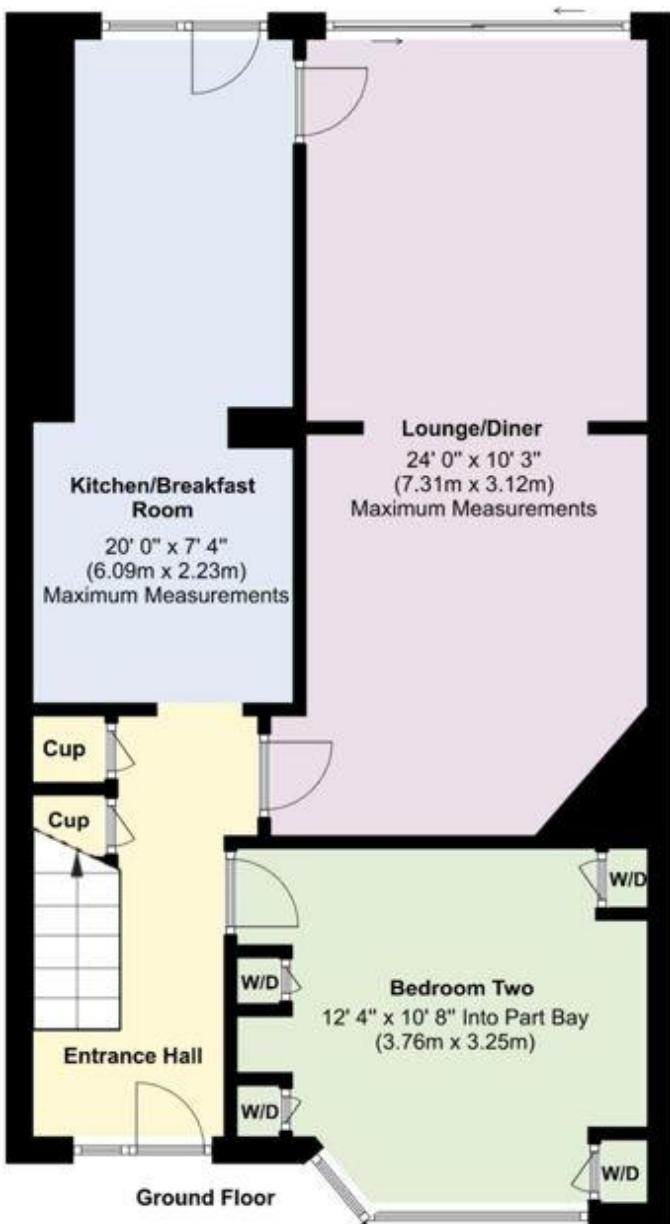
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference : P2865

Council Tax Band: C



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](mailto:tiffany.porchester@fenwicks-estates.co.uk)

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



## The Accommodation Comprises:-

UPVC part double glazed front door with matching side panels into:

## Entrance Hallway:-

Stairs leading to the first floor, cupboard housing the meters, radiator, textured ceiling. Doors to:

## Lounge/Diner:-

24' 0" x 10' 3" (7.31m x 3.12m) Maximum Measurements

UPVC double glazed sliding patio door overlooking and accessing the West facing garden, two radiators, TV aerial point, feature electric fireplace with tiled hearth, dining area with space for a table and chairs, coving to flat ceiling. Glazed internal door to:



## Kitchen/Breakfast Room:-

20' 0" x 7' 4" (6.09m x 2.23m) Maximum Measurements

Fitted with a range of matching base, eye and larder style storage cupboards, roll top work surfaces, one and a half bowl sink unit inset with a mixer tap and part tiled walls, built in eye level oven and grill, electric hob with extractor canopy above, space for under counter fridge and freezer, plumbing for washing machine, part wood effect laminate flooring, space for a small table and chairs if required and UPVC double glazed door and window overlooking and accessing the rear garden.



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

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





#### First Floor Landing:-

Built in storage cupboard housing the gas central heating boiler, flat ceiling with access to the loft. Doors to:

#### Bedroom One:-

12' 6" x 9' 1" (3.81m x 2.77m) Maximum Measurements

UPVC double glazed window to the rear elevation, radiator and textured ceiling.



#### Bedroom Two:-

12' 4" x 10' 8" Into Part Bay (3.76m x 3.25m)

UPVC double glazed window to the front elevation, radiator, built in bedroom furniture and flat ceiling.

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

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





### Bedroom Three:-

12' 6" Max x 7' 3" Plus Bay (3.81m x 2.21m)

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



### Bathroom:-

5' 6" x 5' 5" (1.68m x 1.65m)

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



### Outside:-

To the front of the property there is block paved off street parking with shrub borders.



### Rear Garden:-

To the rear there is a generous enclosed West facing garden laid to lawn with shrub borders, shed and greenhouse to remain.



### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

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



**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](mailto:tiffany.porchester@fenwicks-estates.co.uk)

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

