

£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

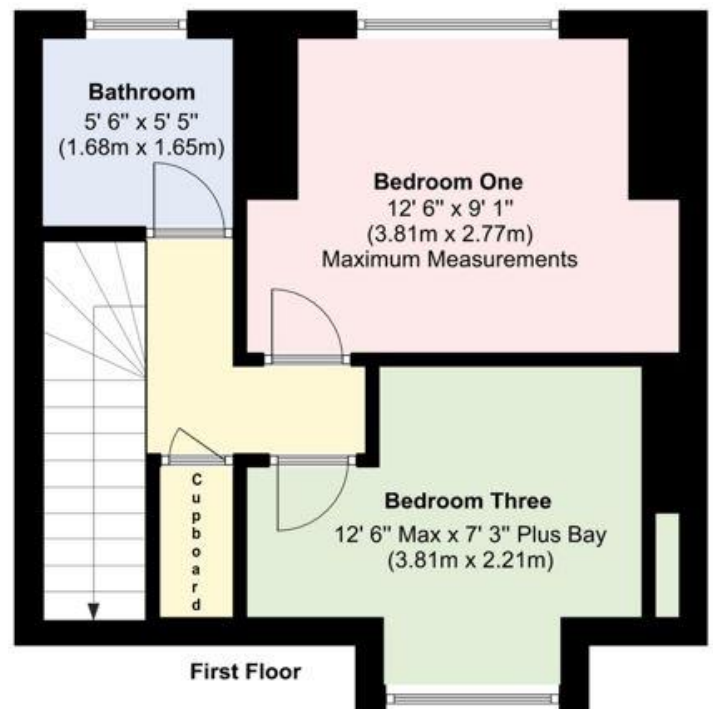
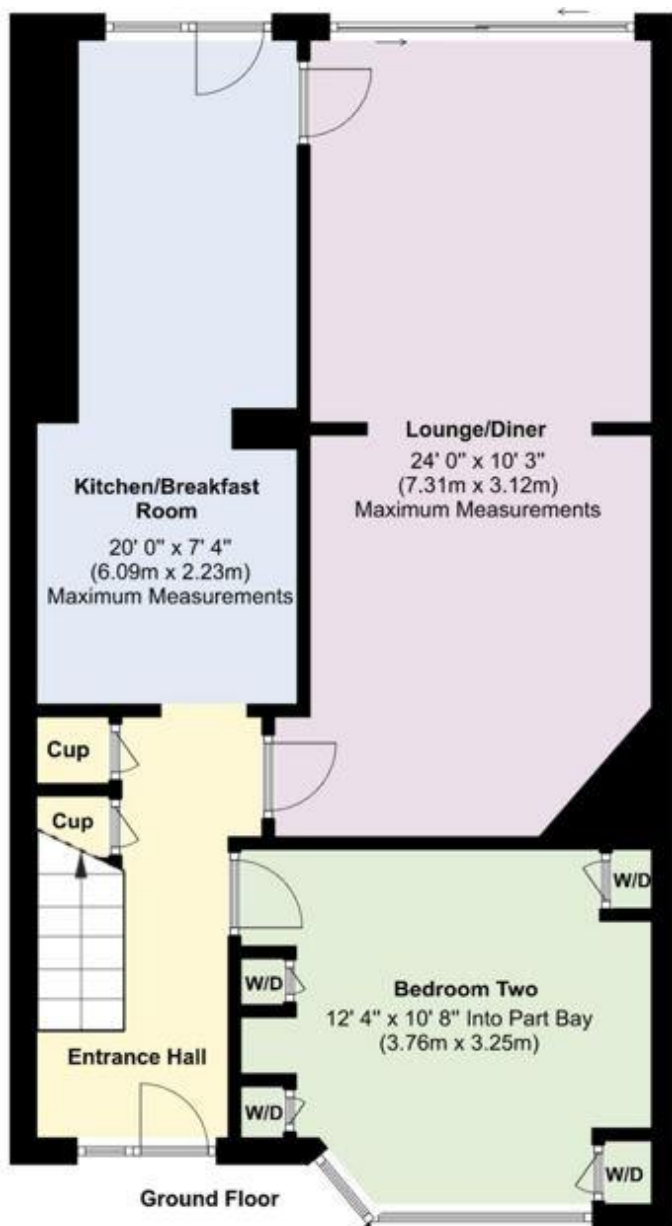
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Property Reference : P2865

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 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:-

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.



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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.

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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.



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