

# Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

## OFFERS IN EXCESS OF £425,000

JUBILEE ROAD, PORTCHESTER, PO16 9RG



- Three Bedrooms
- Lounge & Separate Dining Room
- Modern Fitted Kitchen & Utility Room
- Extended Sitting Room
- Downstairs Cloakroom
- First Floor Shower Room & Cloakroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Detached Garage/Workshop
- Established Corner Plot Garden
- No Chain Ahead

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

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

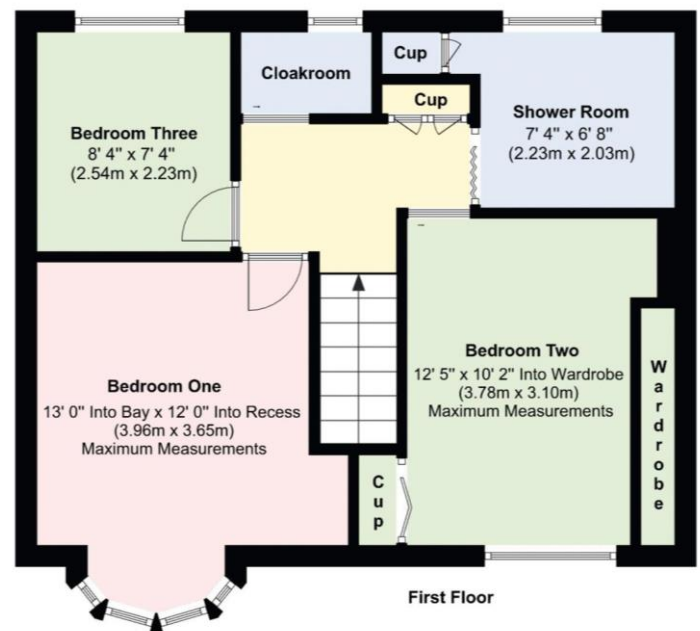
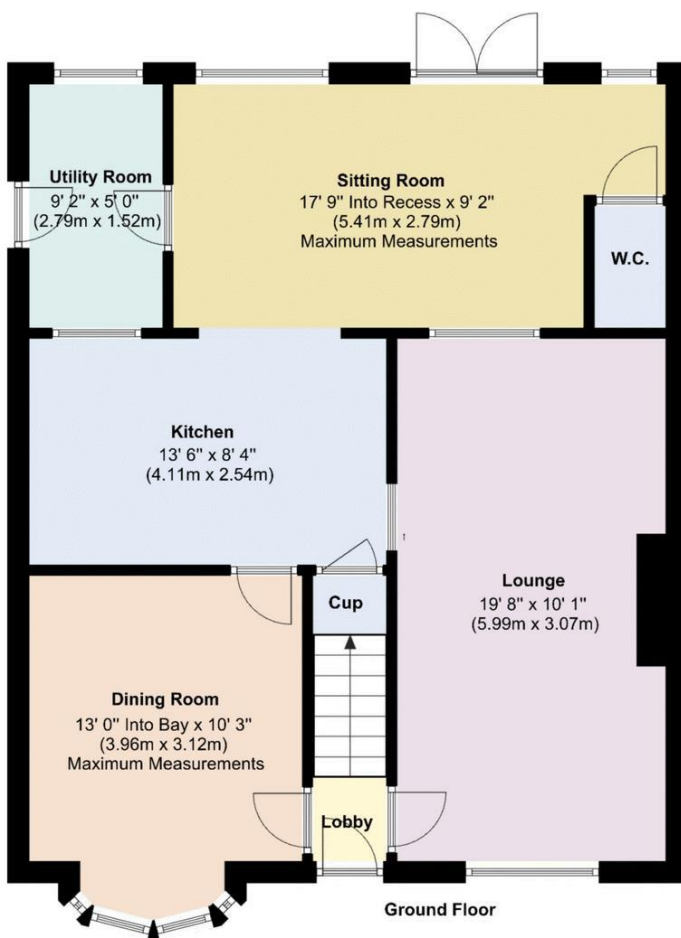


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2851

Council Tax Band: D

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



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## The Accommodation Comprises:-

UPVC part double glazed front door into:

### Entrance Lobby:-

Stairs to first floor and picture rail. Door to:

### Lounge:-

19' 8" x 10' 1" (5.99m x 3.07m)

Dual aspect room with UPVC double glazed window to front and rear elevations, radiator, TV aerial point, feature fire place, coving to textured ceiling and sliding door to kitchen.



### Dining Room:-

13' 0" Into Bay x 10' 3" (3.96m x 3.12m) Maximum Measurements

UPVC double glazed bay window to front elevation, space for table and chairs, radiator and coving to ceiling. Door to:



### Kitchen:-

13' 6" x 8' 4" (4.11m x 2.54m)

UPVC double glazed window to rear elevation, fitted range of modern base, eye level and larder style soft close units, worksurfaces, one and half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven, induction hob with concealed extractor above, built-in under counter fridge, under stairs storage cupboard and coving to flat ceiling. Archway to:

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## Sitting Room:-

17' 9" Into Recess x 9' 2" (5.41m x 2.79m) Maximum Measurements

UPVC double glazed windows and French doors overlooking and accessing the rear garden, three radiators and TV aerial point. Door to:

## Utility Room:-

9' 2" x 5' 0" (2.79m x 1.52m)

UPVC double glazed window to rear elevation overlooking the garden, fitted storage units, worksurfaces, space and plumbing for washing machine and additional appliances, wall mounted water heater, coving to textured ceiling and UPVC part double glazed door leading to garden.

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## **Downstairs Cloakroom:-**

3' 6" x 2' 8" (1.07m x 0.81m)

Suite comprising: low level WC, wash hand basin, extractor and textured ceiling.

## **First Floor Landing:-**

Access to loft and built-in storage cupboard with shelving. Doors to:

## **Bedroom One:-**

13' 0" Into Bay x 12' 0" Into Recess (3.96m x 3.65m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator and coving to ceiling.



## **Bedroom Two:-**

12' 5" x 10' 2" Into Wardrobe (3.78m x 3.10m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, sliding doors to built-in wardrobe, further mirror fronted door to over stairs cupboard and coving to ceiling.



## **Bedroom Three:-**

8' 4" x 7' 4" (2.54m x 2.23m)

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



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## Shower Room:-

7' 4" x 6' 8" (2.23m x 2.03m)

Opaque UPVC double glazed window to rear elevation, suite comprising: double width shower cubicle with Mira electric shower and waterproof shower wall, pedestal wash hand basin, radiator, built-in storage cupboard housing gas central heating boiler, part tiled walls and coving to flat ceiling.



## Separate Cloakroom:

5' 8" x 3' 1" (1.73m x 0.94m)

UPVC double glazed window to rear elevation, suite comprising: close coupled WC, pedestal wash hand basin, part tiled walls, radiator, tiled flooring and coving to textured ceiling.



## Outside:-

Extensive corner plot position, front and side gardens are laid mainly to lawn with low level brick wall, water tap and shrub borders.

## Rear Garden:-

West facing, lawn areas, patio and raised decking areas for entertaining purposes, outside power sockets and lighting, further established shrub borders and greenhouse (to remain). Off street parking to rear leads to:



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## Garage/Workshop:-

Detached, up and over door, side courtesy door, windows and power connected.

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