

## £300,000

### DENVILLE AVENUE, PORTCHESTER, PO16 9LE



- Two Bedrooms
- Entrance Lobby
- Lounge
- Fitted Kitchen
- Wet Room
- UPVC Conservatory
- UPVC Double Glazed Windows
- Gas Central Heating
- Enclosed Rear Garden
- Own Driveway/Parking

#### 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: P2875

Council Tax Band: C

Awaiting EPC

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



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## The Accommodation Comprises:-

Covered entrance with UPVC part double glazed door to:

### Entrance Lobby:-

Flat ceiling and further doors to:

### Kitchen:-

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

UPVC double glazed windows to the side elevation. The kitchen is fitted with a range of matching base and eye level units, roll top work surfaces, single bowl single drainer stainless steel sink unit inset with mixer tap and part tiled walls, space for a range appliances including: cooker, fridge/freezer, plumbing for washing machine, wall mounted gas central heating boiler, textured ceiling with access to loft. UPVC double glazed doors to the side walkway.



### Lounge:-

16' 8" Into Part Bay x 10' 7" (5.08m x 3.22m)

UPVC double glazed half bay window to the front elevation, radiator, cupboard housing meters, TV aerial point, feature fireplace with marble hearth and gas fire inset, textured ceiling. Doors to:



### Bedroom One:-

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

UPVC double glazed window to rear elevation, radiator, fitted wardrobes to remain and coving to flat ceiling.



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**Bedroom Two:-**  
11' 7" x 7' 8" (3.53m x 2.34m)

Radiator, flat ceiling. UPVC double glazed sliding patio door leading to:



**Conservatory:-**  
15' 7" x 9' 6" (4.75m x 2.89m)

UPVC double glazed windows and doors overlooking and accessing the garden, radiator, space for a table and chairs if required and power connected.



**Wet Room:-**  
5' 0" x 5' 0" (1.52m x 1.52m)

Opaque UPVC double glazed window to the front elevation, shower area, close coupled WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail and textured ceiling with extractor fan.



**Outside:-**

To the front of the property is a block paved driveway with shrubs to the borders and brick retaining wall.



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## Rear Garden:-

Side access and a wrought iron gate provide pedestrian access to an enclosed low maintenance rear garden with a patio area for entertaining purposes, the shingled garden has shrubs inset and further raised borders, outside water tap and two custom made sheds to remain.



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