

£269,995

LEOMINSTER ROAD, PAULSGROVE, PORTSMOUTH, PO6 4DD



- Three Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen/Diner
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Outbuildings
- 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)

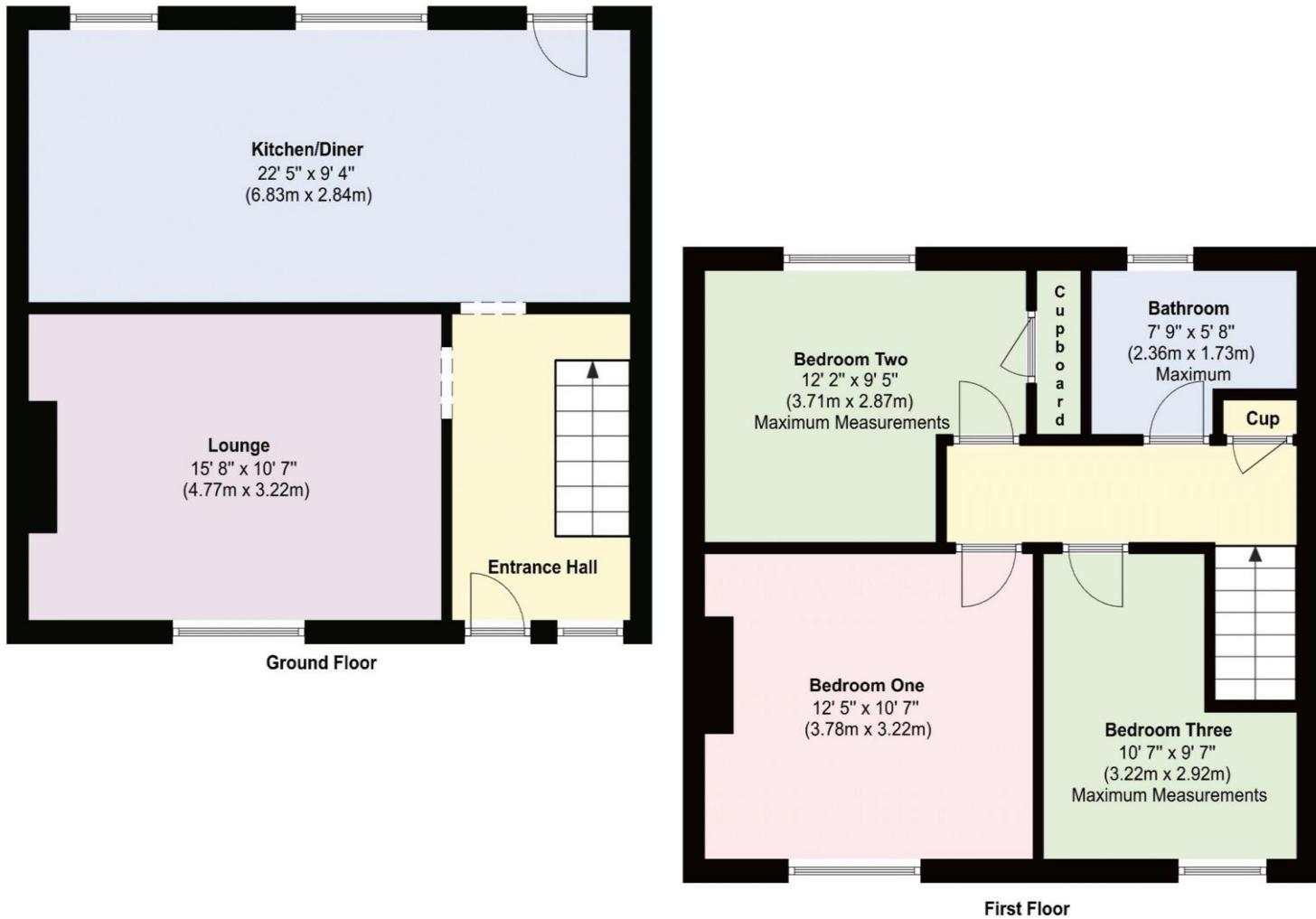
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Property Reference: P2857

Awaiting EPC

Council Tax Band: B

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



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## The Accommodation Comprises:-

Covered entrance with part glazed wooden front door into:

### Entrance Hall:-

Stairs to first floor, radiator, wood effect laminate flooring and flat ceiling with central ceiling rose. Doorways to:

### Lounge:-

15' 8" x 10' 7" (4.77m x 3.22m)

UPVC double glazed window to front elevation overlooking the green, radiator, wood effect laminate flooring, feature fireplace, TV aerial point and coving to flat ceiling with spotlighting inset.



### Kitchen/Diner:-

22' 5" x 9' 4" (6.83m x 2.84m)

Two UPVC double glazed windows to rear elevation overlooking the garden, fitted range of modern base, eye level and larder style soft close units, roll top worksurfaces, single bowl sink unit with mixer tap, matching cupboard housing the gas central heating boiler, built-in oven with five ring gas hob above, integrated under counter fridge, space and plumbing for washing machine, space for table and chairs, radiator, wood effect laminate flooring and flat ceiling with spotlighting inset. Stable style door to:



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#### **Covered Rear Lobby:-**

Built-in storage cupboard and outside WC (not tested).

#### **First Floor Landing:-**

Built-in storage cupboard, radiator, wood effect laminate flooring and coving to flat ceiling. Doors to:



#### **Bedroom One:-**

12' 5" x 10' 7" (3.78m x 3.22m)

UPVC double glazed window to front elevation overlooking the green, radiator, wood effect laminate flooring and flat ceiling with spotlighting inset.

#### **Bedroom Two:-**

12' 2" x 9' 5" (3.71m x 2.87m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in storage cupboard, wood effect laminate flooring and coving to flat ceiling.

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### Bedroom Three:-

10' 7" x 9' 7" (3.22m x 2.92m) Maximum Measurements

UPVC double glazed window to front elevation overlooking the green, radiator, wood effect laminate flooring and coving to flat ceiling.



### Bathroom:-

7' 9" x 5' 8" (2.36m x 1.73m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath, close coupled WC, wash hand basin, tiled walls, chrome heated towel rail, wood effect laminate flooring and coving to flat ceiling with spotlighting inset.



### Outside:-

Low maintenance front garden laid to shingle and brick retaining wall. Side access and wooden gate leads to:



### Rear Garden:-

West facing, enclosed, AstroTurf seating area, with remainder laid to block paving for ease of maintenance, water tap, wooden outbuildings and storage cupboard.



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