

£299,995

ELEANORS WOOD, UPPER CORNAWAY LANE, PO16 8TA



- Two Double Bedrooms
- Entrance Hall
- L-Shaped Lounge/Diner
- Separate Office/Study
- Kitchen
- Utility Area
- En Suite Bathroom To Main Bedroom
- Shower Room
- Double Glazing & Gas Central Heating
- Off Road Parking
- Detached Garage/Workshop
- South Facing Rear Patio Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

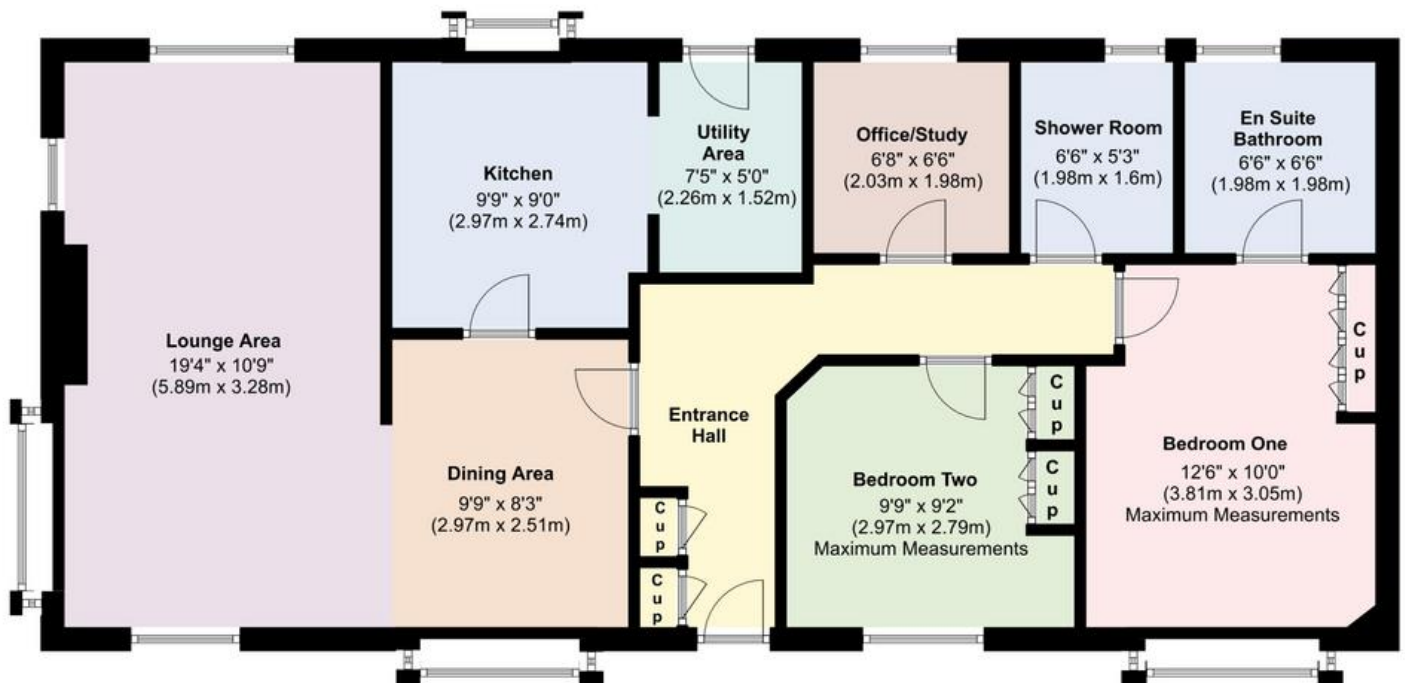
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Property Reference: P2755

Council Tax Band: B

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



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The Accommodation Comprises:-

Double glazed composite front door into:

Entrance Hall:-

Twin built in storage cupboards, feature shelving area with storage below, wood effect laminate flooring, radiator, access to loft space and coving to ceiling. Door to:

Lounge/Diner:

19' 4" x 19' 4" (5.89m x 5.89m) L-Shaped, Maximum Measurements



Lounge Area:-

19' 4" x 10' 9" (5.89m x 3.27m)

A triple aspect room with double glazed windows to front, side and rear elevations, feature electric wood burner with stone hearth and mantel shelf over, two radiators, wood effect laminate flooring and coving to ceiling. Archway to:



Dining Area:-

9' 9" x 8' 3" (2.97m x 2.51m)

Double glazed bow window to front elevation, space for table and chairs, wall lights, radiator, wood effect laminate flooring and continuation of coving to ceiling. Door to:



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Kitchen:-

9' 2" x 9' 0" (2.79m x 2.74m)

Double glazed bow window to rear elevation overlooking the garden, fitted range of matching base, eye level and larder style storage units, roll top work surfaces incorporating breakfast bar, single bowl ceramic sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, gas hob with concealed extractor over, wood effect laminate flooring and coving to ceiling with spotlighting inset. Archway to



Utility Area:-

7' 2" x 5' 0" (2.18m x 1.52m)

Additional matching base and eye level units, roll top work surface with tiled splash back, space and plumbing for washing machine, radiator, matching cupboard housing Glow Worm gas central heating boiler, space for a tall fridge/freezer, part double glazed door leading to rear garden, wood effect laminate flooring and continuation of coving to ceiling with spotlighting inset.



Study/Office:-

6' 9" x 6' 7" (2.06m x 2.01m)

Double glazed window to rear elevation overlooking the garden, built-in desk and office furniture (to remain), radiator and coving to ceiling.

Bedroom One:-

12' 6" x 10' 0" (3.81m x 3.05m) Maximum Measurements

Double glazed bow window to front elevation, radiator, built-in bedroom furniture (to remain) and coving to ceiling. Door to:



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En Suite Bathroom:

6' 6" x 6' 6" (1.98m x 1.98m)

Opaque double glazed window to rear elevation, coloured suite comprising: panelled bath with mixer tap and handheld shower attachment, WC with concealed cistern and shelf above, wash hand basin inset vanity unit, part tiled walls, radiator and coving to ceiling.



Bedroom Two:-

9' 9" x 9' 2" (2.97m x 2.79m) Maximum Measurements

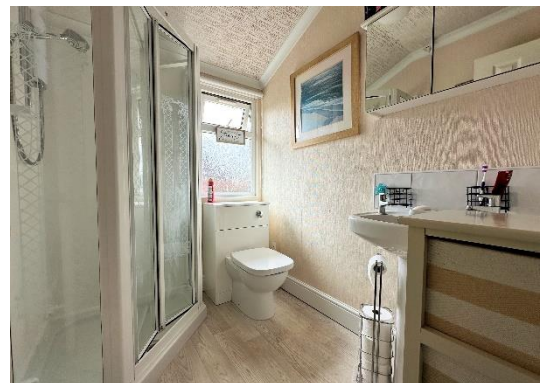
Double glazed window to front elevation, radiator, built-in bedroom furniture (to remain) and coving to ceiling.



Shower Room:-

6' 6" x 5' 3" (1.98m x 1.60m)

Opaque double glazed window to rear elevation, suite comprising: tiled shower cubicle with Mira electric shower, pedestal wash hand basin with tiled splash back and mirror fronted medicine cabinet above, WC with concealed cistern and shelf above, radiator, extractor and coving to ceiling.



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Outside

Open plan low maintenance shingle front garden with shrubs inset, pathway leading to front door and wrought iron gate leads to rear garden. Block paved driveway with parking leads to:

Garage/Workshop:-

Up and over door, window to side and courtesy door to garden.

Rear Garden:-

South facing, enclosed, low maintenance, garden laid to patio, space for table and chairs for socialising and entertaining purposes, shed (to remain) and raised border with shrubs inset.



Agent's Note:-

The site pitch fee for this property is currently £232.05 pcm.

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