

£350,000

WINNHAM DRIVE, PORTCHESTER, PO16 8QG



- Three Bedrooms
- Entrance Lobby
- Lounge/Diner
- Re-Fitted Kitchen
- Lean-To Overlooking The Garden
- Modern First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

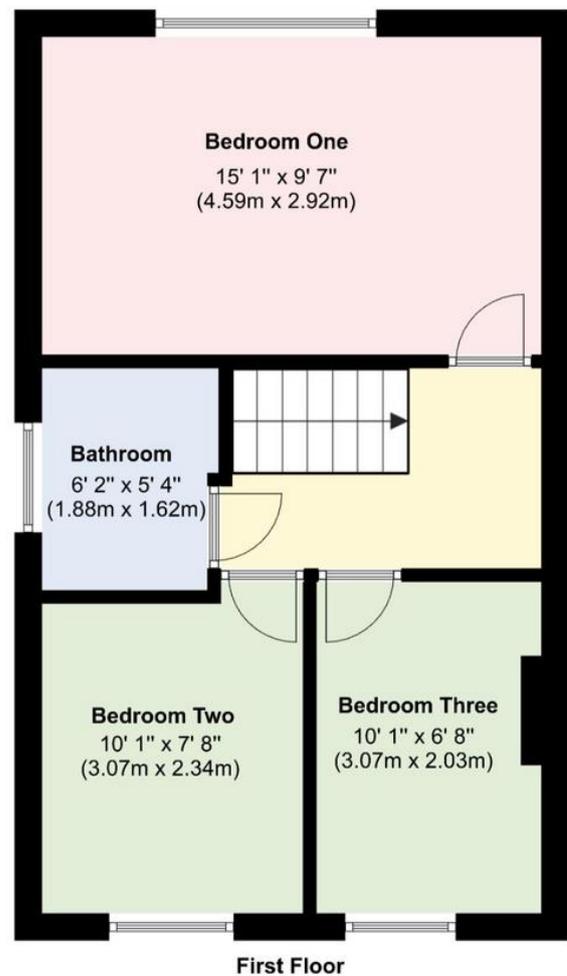
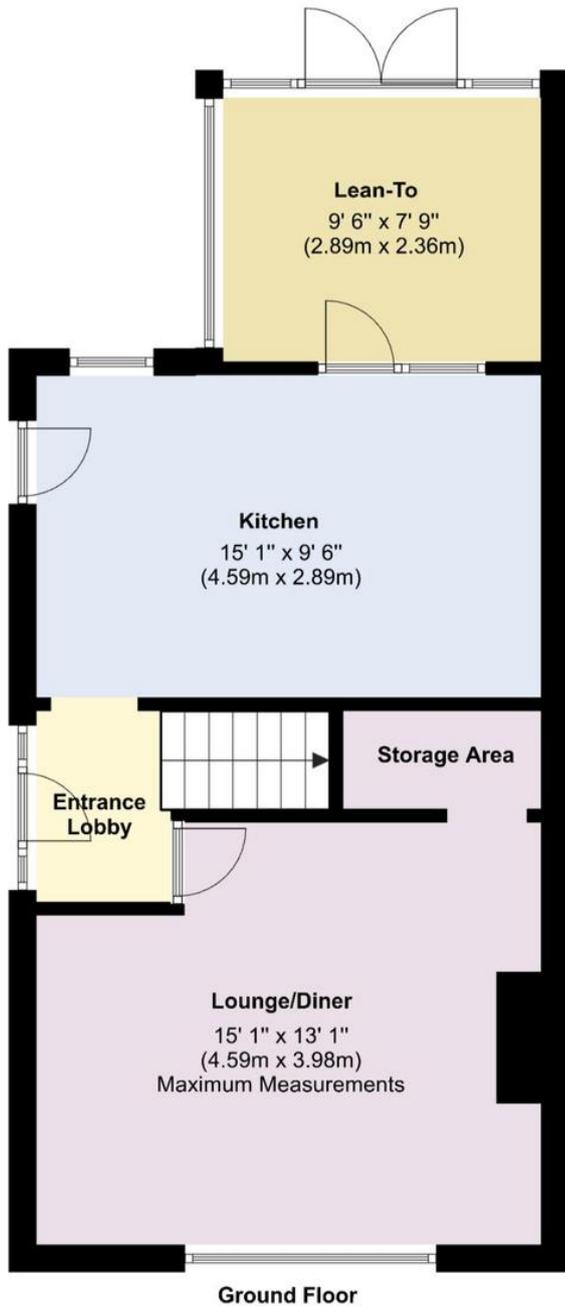
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Property Reference: P2878

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C	71 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:-

Part double glazed composite front door with matching side panel leading to:

Entrance Lobby:-

Wood effect laminate flooring, replacement door and walkway to:

Lounge/Diner:-

15' 1" x 13' 1" (4.59m x 3.98m) Maximum Measurements

UPVC double glazed window to the front elevation, radiator, feature fireplace recess with wooden surround and mantle shelf over, space for table and chairs if required, under stairs storage area, continuation of wood effect laminate flooring and flat ceiling.



Kitchen:-

15' 1" x 9' 6" (4.59m x 2.89m)

UPVC double glazed window to the rear elevation overlooking the garden, the kitchen has been re-fitted with a modern range of base, eye and larder style soft close units, worktops, one and a half bowl single drainer sink unit inset with a mixer tap and part tiled walls, built in oven and grill with combi microwave above, induction hob with extractor canopy, space for fridge/freezer, contemporary radiator, integrated dishwasher, wood effect laminate flooring, wall mounted gas central heating boiler, flat ceiling with spotlights inset. Part double glazed composite door leading to the garden and further internal door to:



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Lean-To:-

9' 6" x 7' 9" (2.89m x 2.36m)

Windows and doors overlooking and accessing the garden, space and plumbing for washing machine and tumble dryer, radiator and power connected.

First Floor Landing:-

Flat ceiling with access to the loft, radiator. Replacement doors to:

Bedroom One:-

15' 1" x 9' 7" (4.59m x 2.92m)

UPVC double glazed window to the rear elevation, radiator, hanging space and flat ceiling.



Bedroom Two:-

10' 1" x 7' 8" (3.07m x 2.34m)

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



Bedroom Three:-

10' 1" x 6' 8" (3.07m x 2.03m)

UPVC double glazed window to the front elevation, radiator, half height panel effect wall and flat ceiling.



Bathroom:-

6' 2" x 5' 4" (1.88m x 1.62m)

Opaque UPVC double glazed window to the side elevation, modern white suite comprising panelled bath with mixer tap, separate Mira shower and screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, heated towel rail, part tiled walls, shaver socket and flat ceiling.

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Outside:-

To the front of the property is an open plan garden laid to lawn with off street parking.



Rear Garden:-

To the rear you will find an enclosed garden with a patio area for entertaining purposes, additional hardstand, lawn and water tap.

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