

## £269,500

### MERTON AVENUE, PORTCHESTER, PO16 9NE



- Double Bedroom
- Entrance Porch & Lobby
- Lounge
- Fitted Kitchen
- Conservatory
- Shower Room
- UPVC Double Glazing
- Electric Heating
- Off Street Parking
- Generous West Facing Garden
- No Onward Chain

#### 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)

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

Property Reference: P2790

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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





## The Accommodation Comprises:-

UPVC part double glazed front door into:

### Entrance Porch:-

UPVC double glazed windows to front and side elevations. Further double glazed internal door to:

### Entrance Lobby:-

Opaque UPVC double glazed window to side elevation, electric heater and coving to flat ceiling. Door to:

### Lounge/Diner:-

16' 8" Into Part Bay x 10' 2" (5.08m x 3.10m) Maximum Measurements

UPVC double glazed part bay window to front elevation with fitted shutter blinds, feature brick fireplace with electric fire inset, wall lights, low level cupboard housing meters, two electric heaters and decorative coving to flat ceiling with central ceiling rose. Door to:



### Kitchen:-

12' 2" x 7' 3" (3.71m x 2.21m)

Fitted range of base and eye level storage units, roll top work surfaces, single bowl sink unit with mixer tap, part tiled walls, built-in oven and hob with extractor above, recess for tall fridge/freezer and coving to flat ceiling. UPVC part double glazed door to:



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## Conservatory:-

16' 7" x 7' 1" (5.05m x 2.16m) Maximum Measurements

UPVC double glazed windows and French doors overlooking and accessing the rear garden, space and plumbing for washing machine, electric heater and tiled floor.



## Bedroom:-

12' 2" x 9' 9" (3.71m x 2.97m)

UPVC double glazed window to rear elevation, electric heater and coving to flat ceiling with central ceiling rose.



## Shower Room:-

9' 9" x 7' 0" (2.97m x 2.13m)

Opaque UPVC double glazed window to side elevation with fitted shutter blinds, suite comprising: corner shower cubicle with Triton electric shower, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, built-in storage, electric heater, access to loft and coving to flat ceiling.



## Outside:-

Off street parking with shrub borders and low level brick retaining wall. Side pedestrian access with wrought iron gate leads to:

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## Rear Garden:-

West facing, generous size, patio area for entertaining purposes, wooden shed and a large selection of flowers, shrubs and trees.



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