

£339,950

ASHTED CLOSE, PORTCHESTER, PO16 9TP



- Four Bedrooms
- Entrance Hallway
- Lounge
- Separate Dining Room
- Fitted Kitchen
- Shower Room With Separate WC
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Garage/Workshop
- Enclosed Rear Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

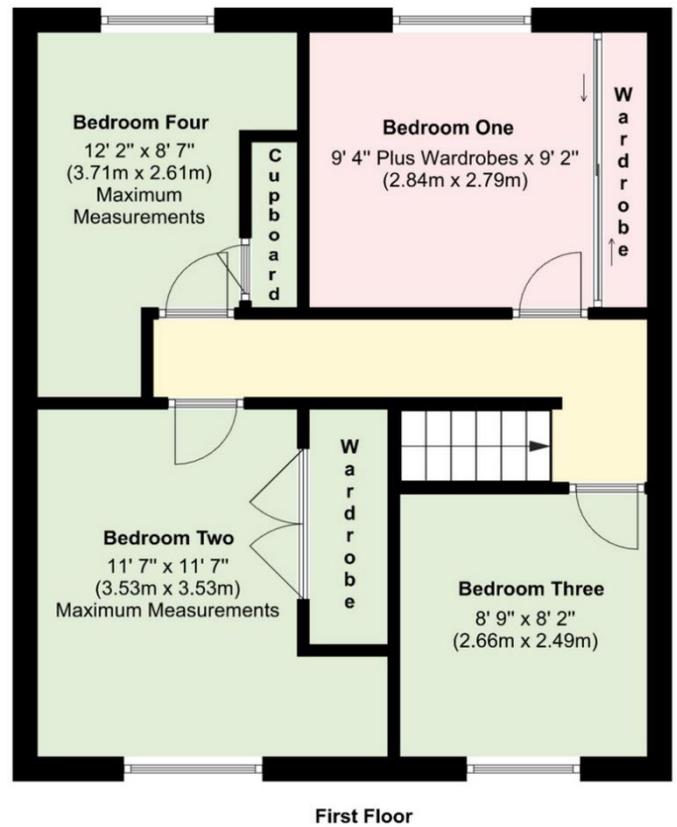
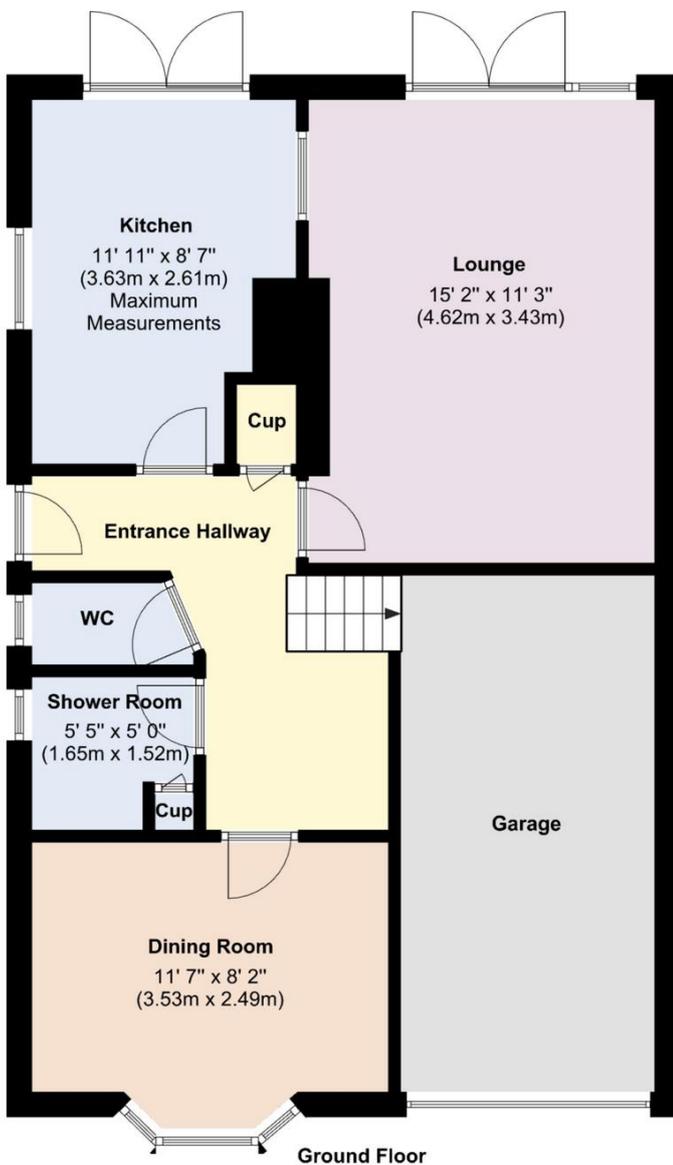
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Property Reference: P2881

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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 to:

Entrance Hallway:-

Stairs leading to the first floor, built in storage cupboard, radiator, engineered wooden flooring, coving to textured ceiling. Doors to:

Lounge:-

15' 2" x 11' 3" (4.62m x 3.43m)

Feature fireplace, radiator, TV aerial point, coving to textured ceiling. UPVC double glazed doors with matching side panels overlooking and accessing the rear garden.



Dining Room:-

11' 7" x 8' 2" (3.53m x 2.49m)

UPVC double glazed bay window to the front elevation, radiator, space for a table and chairs if required and coving to textured ceiling.



Kitchen:-

11' 11" x 8' 7" (3.63m x 2.61m) Maximum Measurements

A dual aspect room with UPVC double glazed window to the side elevation, the kitchen is fitted with a range of base and eye level soft close units, worktops, single bowl single drainer stainless steel sink unit inset with a mixer tap and part tiled walls, space for cooker and fridge/freezer, plumbing for washing machine, radiator, coving to textured ceiling. UPVC double glazed doors leading to the garden.

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Shower Room:-
5' 5" x 5' 0" (1.65m x 1.52m)

Opaque UPVC double glazed window to the side elevation, suite comprising shower cubicle with Mira electric shower, pedestal wash hand basin, part tiled walls, storage cupboard, radiator, tiled flooring and coving to textured ceiling.



Separate WC:-

Opaque UPVC double glazed window to the side elevation, close coupled WC, part tiled walls, tiled flooring and coving to textured ceiling.



First Floor Landing:-

Textured ceiling with access to the loft. Doors to:

Bedroom One:-
9' 4" Plus Wardrobes x 9' 2" (2.84m x 2.79m)

UPVC double glazed window to the rear elevation, radiator, built in wardrobes, storage cupboards and coving to textured ceiling.



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Bedroom Two:-

11' 7" x 11' 7" (3.53m x 3.53m) Maximum Measurements

UPVC double glazed window to the front elevation, electric heater, built in wardrobe and coving to textured ceiling.



Bedroom Three:-

8' 9" x 8' 2" (2.66m x 2.49m)

UPVC double glazed window to the front elevation, radiator and coving to textured ceiling.



Bedroom Four:-

12' 2" x 8' 7" (3.71m x 2.61m) Maximum Measurements

UPVC double glazed window to the rear elevation, built in storage cupboard, electric heater and textured ceiling.



Outside:-

To the front of the property there is block paved off street parking and driveway leading to the garage/workshop with up/over door and power connected.



Rear Garden:-

Side pedestrian access and a wooden gate leads to the enclosed rear garden with a patio for entertaining purposes, water tap, lawn area with shrub borders and wooden sheds to remain.

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