

£275,000

JUTE CLOSE, PORTCHESTER, PO16 8EZ



- Two Double Bedrooms
- Entrance Porch
- Lounge
- Kitchen/Diner
- First floor Bathroom
- Double Glazed Windows
- Gas Central Heating
- Garage & Parking
- Southerly Facing Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

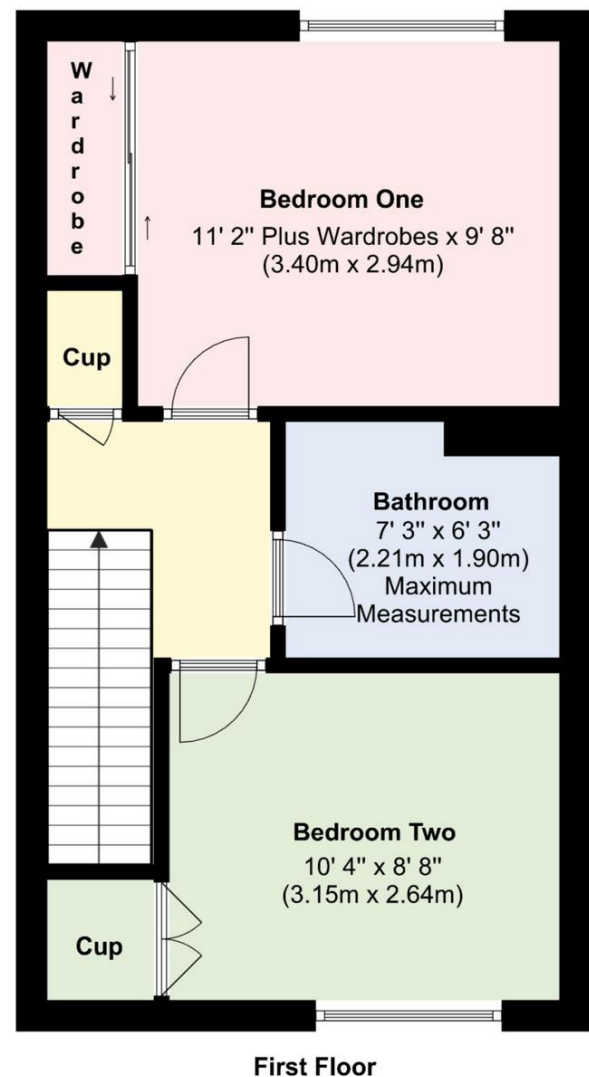
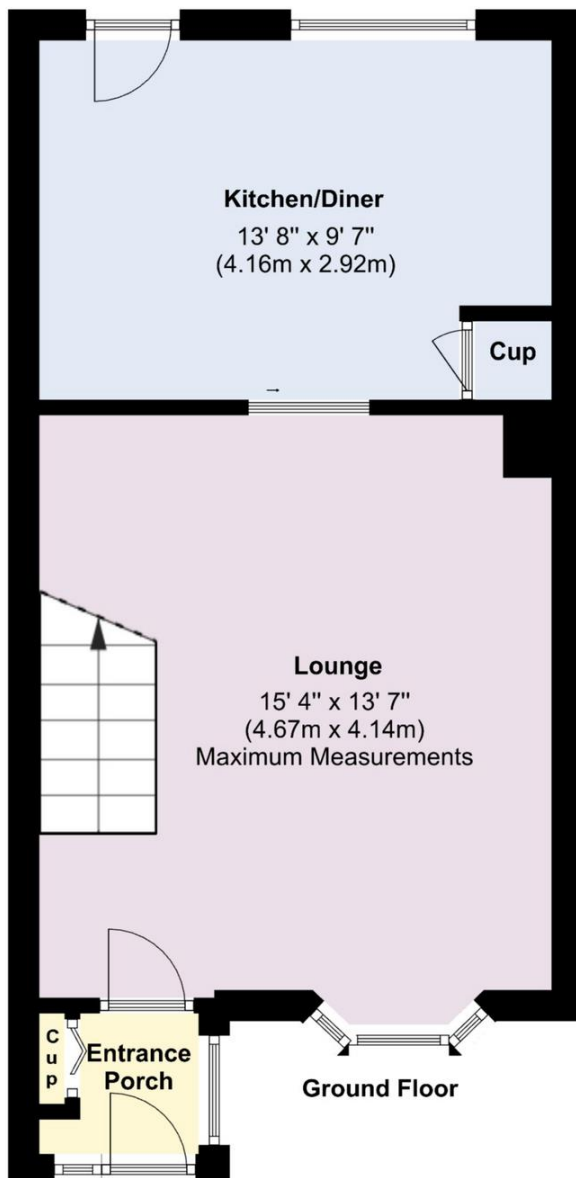
www.fenwicks-estates.co.uk

Property Reference: P2869

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



The Accommodation Comprises:-

UPVC part double glazed front door to:

Entrance Porch:-

Opaque UPVC double glazed window, textured ceiling. Glazed internal door to:

Lounge:-

15' 4" x 13' 7" (4.67m x 4.14m) Maximum Measurements

UPVC double glazed window to the front elevation, stairs leading to the first floor, two radiators, feature brick fireplace, TV aerial point, coving to textured ceiling. Sliding door to:



Kitchen/Diner:-

13' 8" x 9' 7" (4.16m x 2.92m)

UPVC double glazed window to the rear elevation overlooking the rear garden, the kitchen is fitted with a range of base and eye level storage units, roll top work surfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, space for cooker, plumbing for washing machine and slim line dishwasher, additional storage cupboard, wall mounted gas central heating boiler, space for a table and chairs if required, coving to textured ceiling. UPVC part double glazed door leading to the garden.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



First Floor Landing:-

Built-in storage cupboard, coving to textured ceiling with access to the loft. Doors to:

Bedroom One:-

11' 2" Plus Wardrobes x 9' 8" (3.40m x 2.94m)

UPVC double glazed window to the rear elevation with panoramic views towards Portsmouth Harbour, radiator, built in wardrobes and coving to textured ceiling.



Bedroom Two:-

10' 4" x 8' 8" (3.15m x 2.64m)

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Bathroom:-

7' 3" x 6' 3" (2.21m x 1.90m) Maximum Measurements

White suite comprising P shaped panelled bath with mixer tap, electric shower and screen, pedestal wash hand basin with mixer tap, close couple WC, part tiled walls, radiator and coving to textured ceiling with extractor fan.



Outside:-

To the front of the property there is an open plan garden laid to lawn with shrub borders. There is a garage in block close by with parking immediately outside (agents note: the garage is in need of repair).



Rear Garden:-

Rear access and a wooden gate leads to the enclosed southerly facing rear garden with raised decking for entertaining purposes and lawn with shrub borders.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

