

## £269,995

### WATERSEDGE ROAD, PORTSMOUTH, PO6 4SE



- Two Double Bedrooms
- Entrance Porch
- Lounge
- Fitted Kitchen/Diner
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Enclosed Rear Garden
- Harbour Views

#### 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)

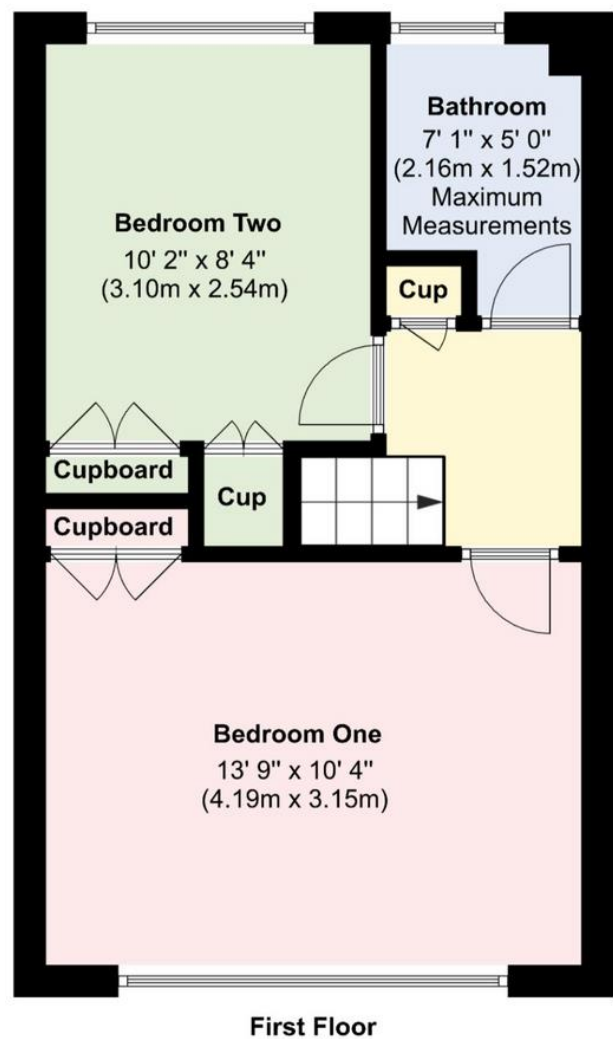
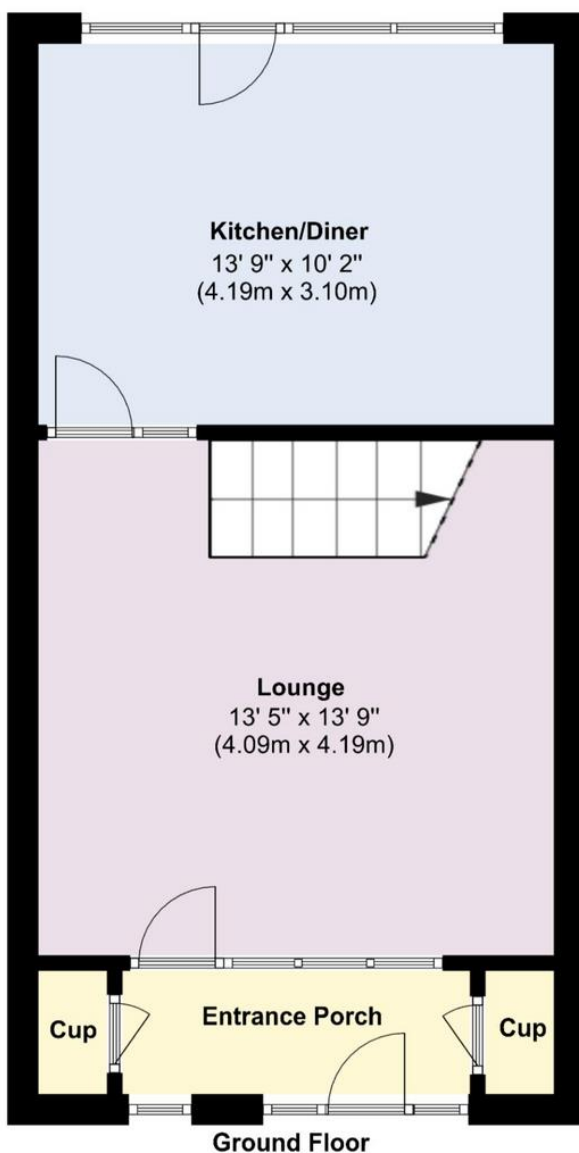
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference : P2858

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 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:-

Opaque UPVC double glazed front door with matching side panels into:

### Entrance Porch:-

Eye level opaque UPVC double glazed window to the front elevation, engineered wooden flooring, built in storage cupboards, flat ceiling. Glazed internal door to:



### Lounge:-

13' 5" x 13' 9" (4.09m x 4.19m)

Stairs leading to the first floor, radiator, TV aerial point, windows to the front elevation for additional light, flat ceiling. Glazed internal door to:



### Kitchen/Diner:-

13' 9" x 10' 2" (4.19m x 3.10m)

UPVC double glazed windows and door overlooking and accessing the rear garden, the kitchen is fitted with a modern range of fitted base and eye level soft close units, roll top worksurfaces, single bowl single drainer sink unit with mixer tap and part tiled walls, space for cooker with extractor canopy above, plumbing for washing machine, recess for fridge/freezer, wall mounted gas central heating boiler, radiator, space for a table and chairs and flat ceiling with spot lights inset.



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## First Floor Landing:-

Built in storage cupboard, flat ceiling, access to the loft. Doors to:

## Bedroom One:-

13' 9" x 10' 4" (4.19m x 3.15m)

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour and Portchester Castle, radiator, built in storage cupboard/wardrobe and flat ceiling.



## Bedroom Two:-

10' 2" x 8' 4" (3.10m x 2.54m)

UPVC double glazed window to the rear elevation, radiator, built in storage cupboards/wardrobe and flat ceiling.



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## **Bathroom:-**

7' 1" x 5' 0" (2.16m x 1.52m) Maximum Measurements

Opaque UPVC double glazed window to the rear elevation, white suite comprising panelled bath with shower over and screen, WC, circular wash hand basin with mixer tap and vanity storage below, tiled walls, radiator and flat ceiling with extractor.



## **Outside:-**

To the front of the property there is off street parking available.



## **Rear Garden:-**

Side access and a wooden gate leads to the enclosed low maintenance rear garden with a block paved patio area for entertaining purposes, water tap, Astro turf lawn section, further paving and a wooden shed to remain.



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