

Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£325,000

MARLBOROUGH GROVE, PORTCHESTER, PO16 9RU



- Two Bedrooms
- Entrance Hallway
- Lounge
- Dining Area
- Fitted Kitchen
- Shower Room
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Garage/Workshop
- Enclosed Southerley Facing Garden
- No Chain Ahead

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

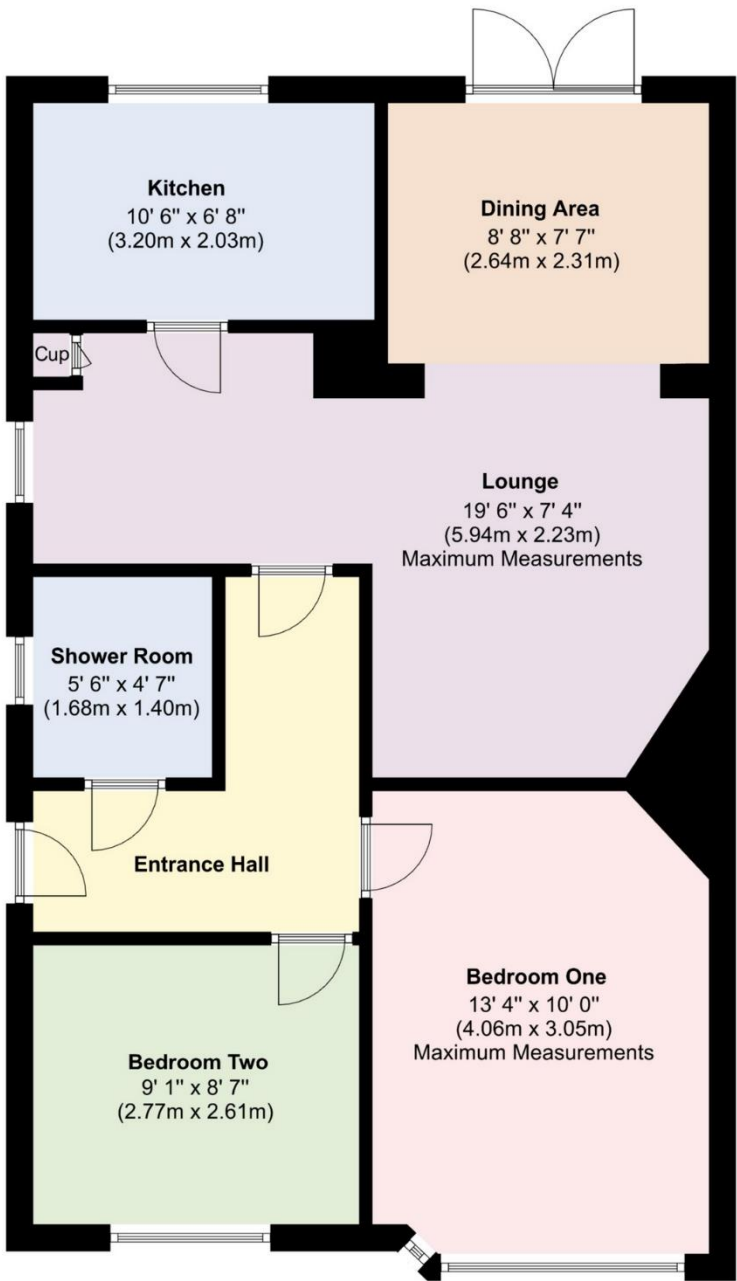


Property Reference: P2848

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



The Accommodation Comprises:-

Covered entrance and UPVC part double glazed door to:

Entrance Hall:-

Picture rail, access to the loft and doors to:

Lounge:-

19' 6" x 7' 4" (5.94m x 2.23m) Maximum Measurements

UPVC double glazed window to the side elevation, TV aerial point, two radiators, cupboard housing the gas central heating boiler, picture rail, part glazed door to the kitchen and walkway to:



Dining Area:-

8' 8" x 7' 7" (2.64m x 2.31m)

UPVC double glazed doors overlooking and accessing the rear garden, radiator, space for a table and chairs if required and picture rail.



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Kitchen:-

10' 6" x 6' 8" (3.20m x 2.03m)

UPVC double glazed window to the rear elevation overlooking the garden, the kitchen is fitted with a matching range of base and eye level storage units, roll top worksurfaces, single bowl sink unit inset with a mixer tap and part tiled walls, built in eye level oven, gas hob with extractor over, space for fridge./freezer, plumbing for washing machine and slimline dishwasher.



Bedroom One:-

13' 4" x 10' 0" (4.06m x 3.05m) Maximum Measurements

UPVC double glazed part bay window to the front elevation, radiator and picture rail.



Bedroom Two:-

9' 1" x 8' 7" (2.77m x 2.61m)

UPVC double glazed window to the front elevation, radiator and picture rail.



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Shower Room:-

5' 6" x 4' 7" (1.68m x 1.40m)

Opaque UPVC double glazed window to the side elevation, suite comprising shower cubicle with Mira electric shower, close coupled WC, pedestal wash hand basin with mixer tap, tiled walls, electric heater and extractor.



Outside:-

To the front of the bungalow there is off street parking available with side access leading to the detached garage/workshop.



Rear Garden:-

A side gate then leads to the established southerly facing mature rear garden with raised decking, the remainder is mainly lawn with established trees and shrubs.



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