

## £459,995

ROMSEY AVENUE, PORTCHESTER, FAREHAM, PO16 9TA



- Four Bedrooms
- Lounge
- Fitted Kitchen/Diner
- Conservatory
- Utility Room/W.C
- En Suite Shower Room
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Garage/Workshop
- South Facing Rear Garden

### 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)

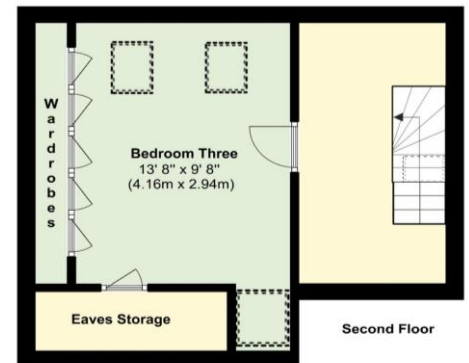
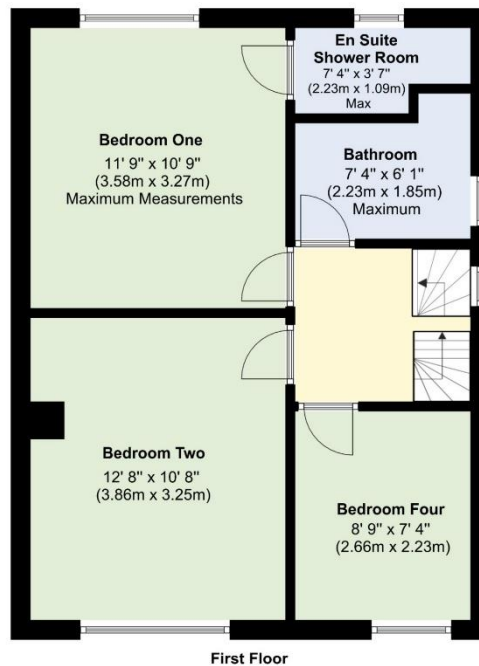
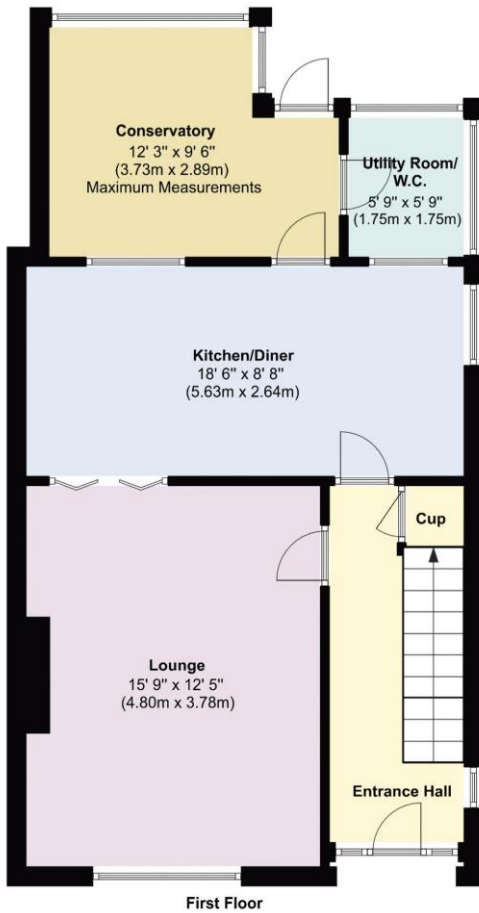
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2852

Council Tax Band: D

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



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## The Accommodation Comprises:-

Covered entrance with quarry tiled step and UPVC part double glazed front door with matching side panels into:

## Entrance Hall:-

Opaque UPVC double glazed window to side elevation, stairs to first floor, engineered wooden flooring, radiator, door to kitchen/diner, coving to flat ceiling and under stairs storage cupboard housing the Vaillant gas central heating boiler. Further door to:



## Lounge:-

15' 9" x 12' 5" (4.80m x 3.78m)

UPVC double glazed window to front elevation, TV aerial point, radiator, feature fireplace, continuation of engineered wooden flooring and coving to textured ceiling. Glazed bi-fold doors to:



## Kitchen/Diner:-

18' 6" x 8' 8" (5.63m x 2.64m)

A dual aspect room with UPVC double glazed windows to side and rear elevations, modern fitted range of matching base, eye level and larder style soft close units, worksurfaces with matching upstands, single bowl sink unit with mixer tap, built-in eye level oven and grill, five ring gas hob, built-in microwave, integrated fridge/freezer and dishwasher, space for table and chairs, radiator and coving to flat ceiling with spotlighting inset. UPVC double glazed door to:



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## Conservatory:-

12' 3" x 9' 6" (3.73m x 2.89m) Maximum Measurements

UPVC double glazed windows and door overlooking and accessing the rear garden, radiator and wood effect laminate flooring. Internal door to:



## Utility Room/W.C:-

5' 9" x 5' 9" (1.75m x 1.75m)

A dual aspect room with opaque UPVC double glazed windows to side and rear elevations, space and plumbing for washing machine and tumble dryer, worksurface, continuation of wood effect laminate flooring and W.C.

## First Floor Landing:-

Opaque UPVC double glazed window to side elevation, flat and sloping ceiling and continuation of stairs leading to second floor. Doors to:

## Bedroom One:-

11' 9" x 10' 9" (3.58m x 3.27m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in bedroom furniture (to remain) and coving to flat ceiling. Door to:



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## En Suite Shower Room:-

7' 4" x 3' 7" (2.23m x 1.09m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, suite comprising: shower cubicle with electric shower, close coupled W.C, pedestal wash hand basin with mixer tap, part tiled walls, chrome heated towel rail and panelled ceiling.



## Bedroom Four:-

12' 8" x 10' 8" (3.86m x 3.25m)

UPVC double glazed window to front elevation, radiator and flat ceiling.



## Bedroom Four:-

8' 9" x 7' 4" (2.66m x 2.23m)

UPVC double glazed window to front elevation, radiator, built-in bedroom furniture to (remain) and coving to flat ceiling.



## Family Bathroom:-

7' 4" x 6' 1" (2.23m x 1.85m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, folding shower screen, close coupled W.C, wall mounted wash hand basin with mixer tap, part tiled walls, chrome heated towel rail and panelled ceiling.

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## Second Floor Landing:-

UPVC double glazed Velux window to side elevation, flat and sloping ceiling, wood effect laminate flooring and access to eaves storage. Door to:

## Bedroom Three:-

13' 8" x 9' 8" (4.16m x 2.94m)

A dual aspect room with double glazed Velux windows to front and rear elevations with fitted blinds, flat and sloping ceiling, bespoke built-in wardrobes and access to eaves storage.



## Outside:-

Block paved off street parking to front. Side access leads to:

## Garage/Workshop:-

Brick built, up and over door, UPVC side courtesy door, window and power connected.

## Rear Garden:-

South facing, granite patio for entertaining purposes, water tap, lawn with shrubs and trees inset, wooden shed (to remain) and wooden gate leads to driveway.



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