

## Offers in Excess of £325,000

EDWARD GROVE, PORTCHESTER, PO16 8HZ



- Three Bedrooms
- Entrance Hallway
- Lounge
- Dining Area
- Kitchen
- Bathroom
- UPVC Double Glazing & Gas Central Heating
- South Facing Garden
- Detached Garage/Workshop
- No Chain Ahead

### 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)

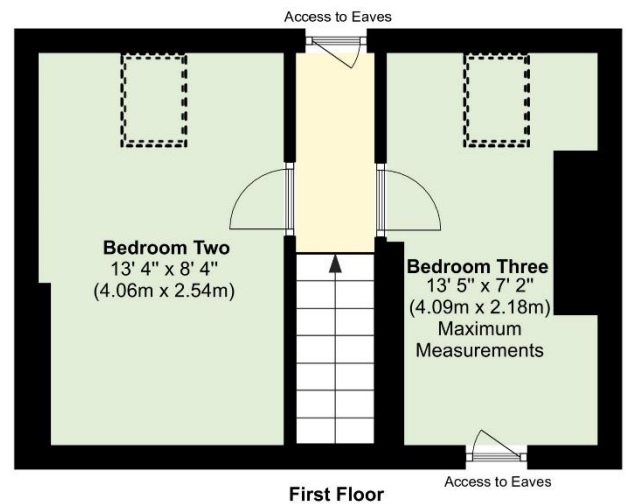
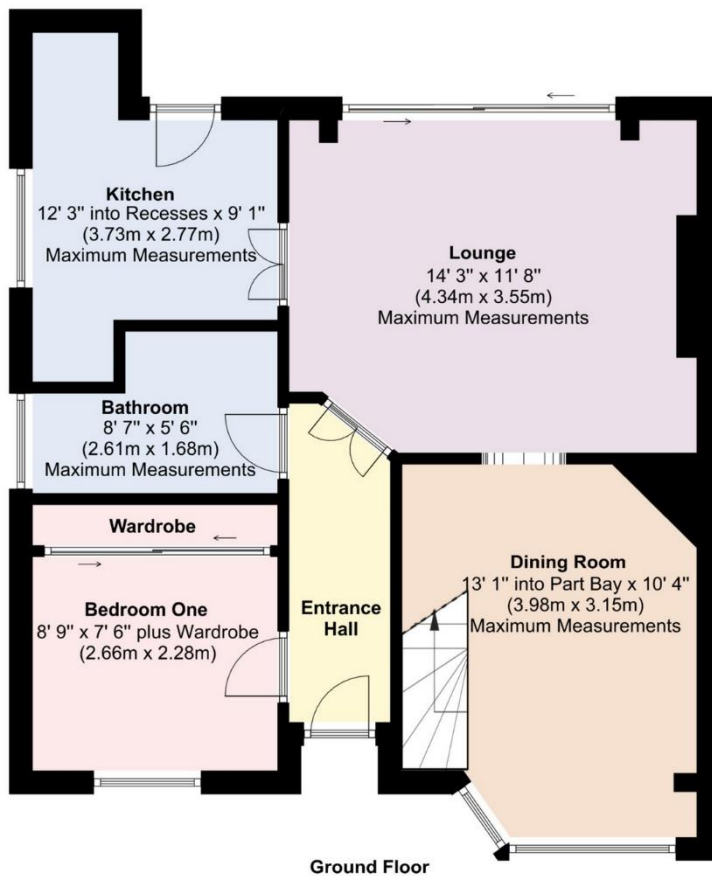
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference : P2850

Council Tax Band: C

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

Covered entrance with UPVC part double glazed door to:

### Entrance Hall:-

Radiator, flat ceiling. Double doors to:

### Lounge:-

14' 3" x 11' 8" (4.34m x 3.55m) Maximum Measurements

UPVC double glazed sliding patio door overlooking and accessing the south facing garden with views towards Portsmouth Harbour, feature electric fire, TV aerial point, flat ceiling. Double doors to the kitchen and archway to:



### Dining Room:-

13' 1" into Part Bay x 10' 4" (3.98m x 3.15m) Maximum Measurements

UPVC double glazed half bay window to the front elevation, radiator, stairs leading to the first floor bedrooms, space for a table and chairs if required and flat ceiling.



### Kitchen:-

12' 3" into Recesses x 9' 1" (3.73m x 2.77m) Maximum Measurements

UPVC double glazed window to the side elevation, fitted base and eye level units, roll top worksurfaces, one and a half bowl sink unit inset with mixer tap and part tiled walls, space for cooker and under counter fridge and freezer, wall mounted gas central heating boiler, space and plumbing for slimline dishwasher and washing machine, textured ceiling. UPVC part double glazed door to the rear elevation leading to the garden and garage.

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## **Bathroom:-**

**8' 7" x 5' 6" (2.61m x 1.68m) Maximum Measurements**

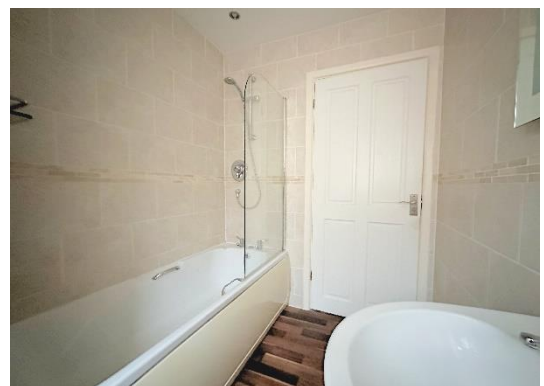
Opaque UPVC double glazed window to the side elevation, white suite comprising panelled bath with shower over and screen, close coupled WC, pedestal wash hand basin, tiled walls, fitted mirror, chrome heated towel rail, flat ceiling with spot lights inset and extractor.



## **Bedroom One:-**

**8' 9" x 7' 6" plus Wardrobe (2.66m x 2.28m)**

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



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## First Floor Landing:-

Access to eaves storage, flat/sloping ceiling. Doors to:

## Bedroom Two:-

13' 4" x 8' 4" (4.06m x 2.54m)

Double glazed Velux window to the rear elevation with fitted blind and views towards Portsmouth Harbour, wood effect laminate flooring, textured/sloping ceiling.



## Bedroom Three:-

13' 5" x 7' 2" (4.09m x 2.18m) Maximum Measurements

Double glazed Velux window to the rear elevation with fitted blind, access to eaves storage and textured/sloping ceiling.



## Outside:-

To the front of the bungalow there is a low maintenance stone chipped front garden with raised flower beds and pathway to the front door.



## Rear Garden:-

Side access leads to the detached garage/workshop and enclosed south facing rear garden laid mainly to lawn with a decking area for entertaining purposes, water tap and wooden shed to remain.



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