

Guide Price £425,00 - £440,000

MARLBOROUGH GROVE, PORTCHESTER, PO16 9RU



- Three Bedrooms (en-suite bathroom)
- Entrance Hallway
- Open Plan Dual Aspect Lounge/Kitchen/Dining Room
- Re-Kitchen With Built-In Appliances & Island Unit
- Study Area
- Shower Room
- Gas Central Heating
- UPVC Double Glazing
- Enclosed South Facing Rear Garden
- Off Street Parking

Portchester Office

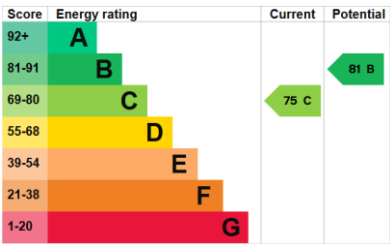
92 West Street Portchester Hampshire PO16 9UQ

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

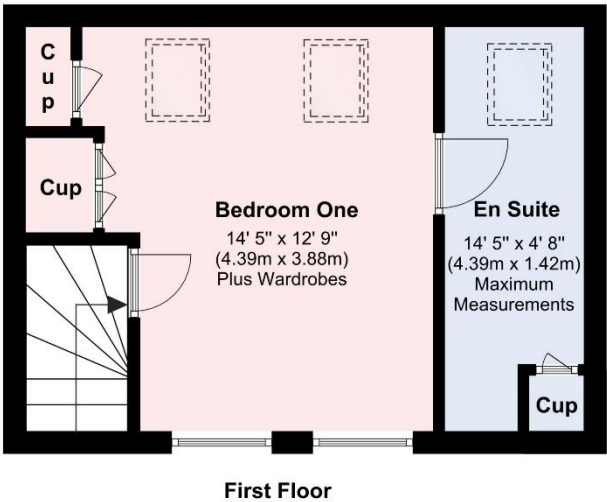
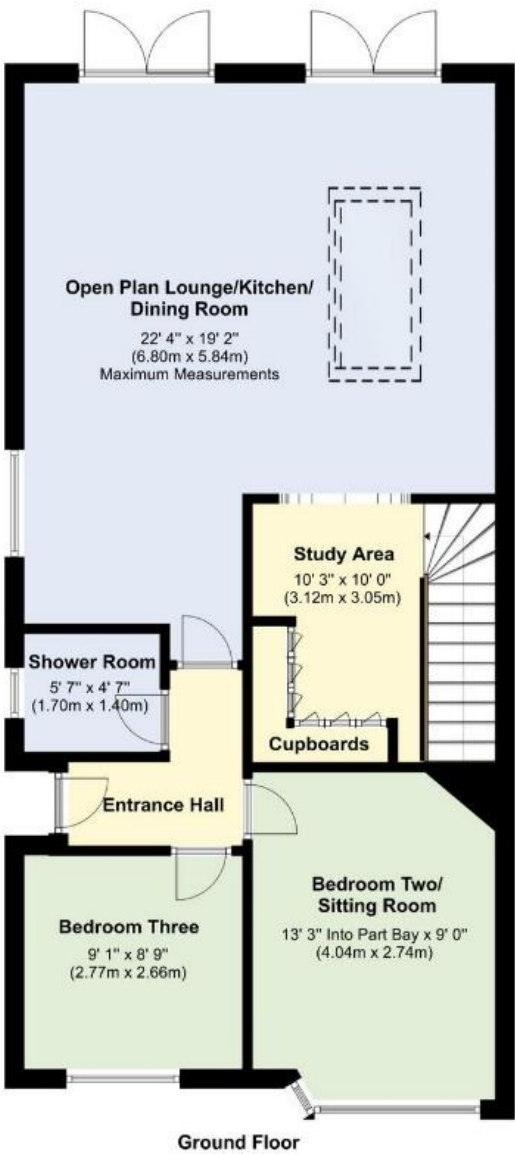
www.fenwicks-estates.co.uk

Property Reference: P2904

Council Tax Band: C



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:-

Covered entrance with part double glazed composite front door into:

Entrance Hall:-

Coving to flat ceiling, radiator, laminate flooring. Panelled doors to:

Lounge/Kitchen/Dining Room:-

22' 4" x 19' 2" (6.80m x 5.84m) Maximum Measurements

A light and airy extended dual aspect room with UPVC double glazed window to the side elevation and two sets of double glazed doors to the rear elevation overlooking and accessing the South facing garden, the kitchen has been refitted with an extensive range of modern base, eye and pull out larder soft close units with composite worktops, butler sink inset with a mixer tap, built-in eye level oven and grill, five ring gas hob with extractor above, integrated slim line dishwasher and full size washing machine, cupboard housing the gas central heating boiler, matching island unit with contrasting composite top, additional storage below and breakfast bar, two contemporary floor to ceiling radiators, continuation of laminate flooring throughout, seating area, TV aerial point, exposed feature brick wall, flat ceiling with spot lights inset and lantern for additional light. Walkway to:



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

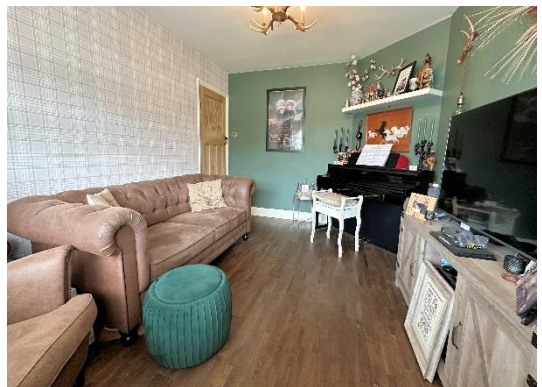
www.fenwicks-estates.co.uk



Bedroom Two/Sitting Room:-

13' 3" Into Part Bay x 9' 0" (4.04m x 2.74m)

UPVC double glazed half bay window to front elevation, radiator, wood effect laminate flooring and flat ceiling.



Study Area:-

10' 3" x 10' (3.12m x 3.05m)

Stairs leading to the first floor with under stairs cupboard, radiator, additional built-in storage cupboards, space for a desk if required, continuation of laminate flooring and flat 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

Bedroom Three:-

9' 1" x 8' 9" (2.77m x 2.66m)

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



Bedroom One:-

14' 5" x 12' 9" (4.39m x 3.88m) Plus Wardrobes

A dual aspect room with UPVC double glazed window to rear elevation and twin double glazed Velux windows to front elevation, radiator, built-in wardrobes with hanging and shelving, wood effect laminate flooring, flat/sloping ceiling. Door to:



Shower Room:-

5' 7" x 4' 7" (1.70m x 1.40m)

Opaque UPVC double glazed window to side elevation, white suite comprising close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle with Triton electric shower, radiator, part tiled walls and flat ceiling.



En Suite Bathroom:-

14' 5" x 4' 8" (4.39m x 1.42m) Maximum Measurements

Double glazed Velux window to the front elevation, suite comprising close coupled WC, his and hers circular wash hand basins with mixer taps, composite top and vanity storage below, tile panelled bath with mixer tap and shower attachment, part tiled walls, access to eaves storage, tiled flooring with underfloor heating, flat/sloping ceiling with extractor.

First Floor Landing:-

Door to:

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



Outside:-

Shingle off road parking to front with side access and a wooden gate giving access to:



Rear Garden:-

An enclosed South facing rear garden with a composite decking area ideal for entertaining purposes, lawn with raised flower and shrub border, outside power sockets and an additional paved covered seating area with feature outdoor wood burner and storage shed to the side.

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

