Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£279,995

Sedgefield Close, Portchester, PO6 4RG



- Two Double Bedrooms
- Entrance Hallway & Downstairs Cloakroom/WC
- Fitted Kitchen
- Lounge/Dining Room
- UPVC Conservatory
- First Floor Shower Room
- Gas Central Heating & Double Glazed Windows
- Off Street Parking
- South Facing Garden
- NO CHAIN AHEAD

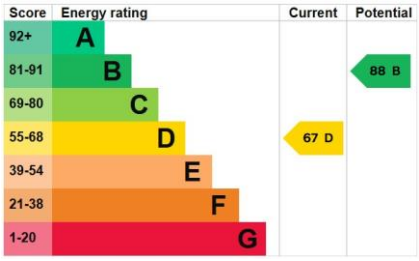
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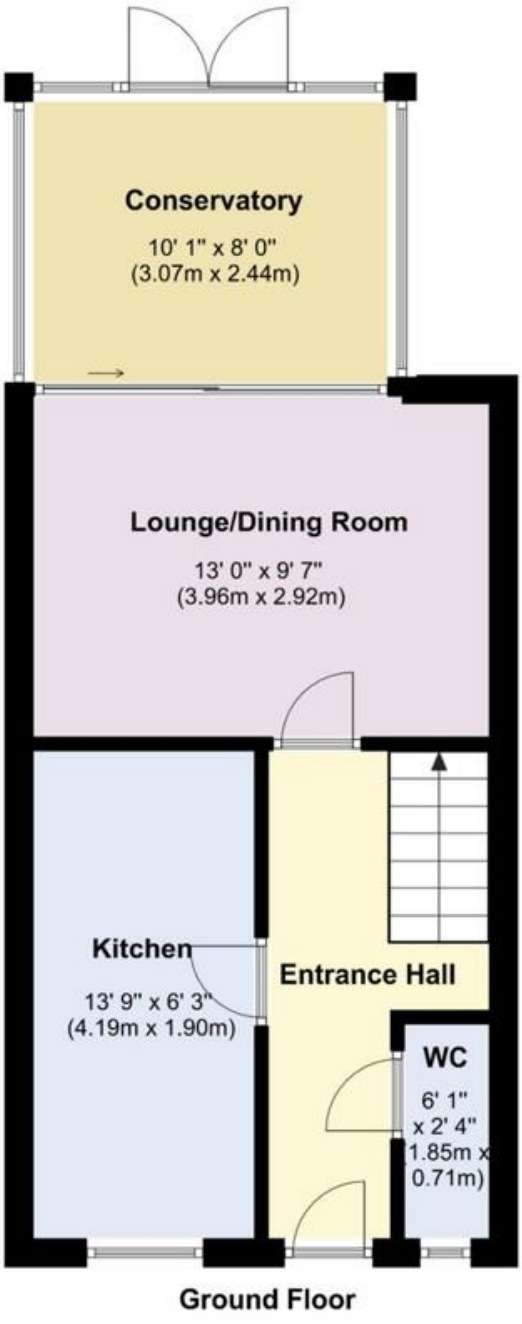
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Property Reference: P2969

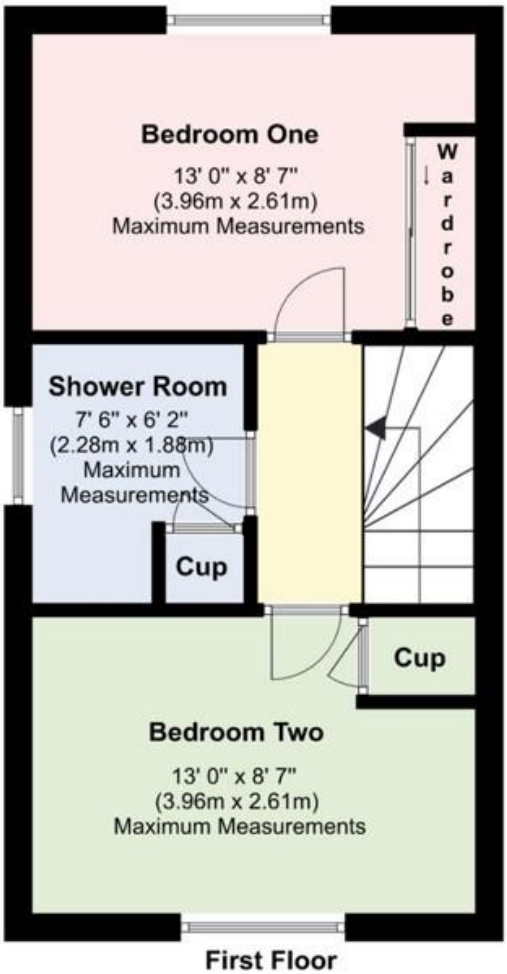
Council Tax Band: C



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



Ground Floor



First Floor

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The Accommodation Comprises:-

Covered entrance with outside light. UPVC part double glazed door to:

Entrance Hallway:-

Stairs leading to the first floor, understairs cupboard, radiator, coving to textured ceiling. Doors to:

Downstairs Cloakroom/WC:-
6' 1'' x 2' 4'' (1.85m x 0.71m)

Opaque UPVC double glazed window to the front elevation, suite comprising close coupled WC. corner wash hand basin with a tiled splash back, wood effect laminate flooring, radiator and textured ceiling.



Kitchen:-
13' 9'' x 6' 3'' (4.19m x 1.90m)

UPVC double glazed window to the front elevation. The kitchen is fitted with a range of fitted base and eye level storage units with roll top worksurfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, space for a cooker, plumbing for washing machine, wall mounted gas central heating boiler, space for a fridge/freezer and textured ceiling.





Lounge/Dining Room:-
13' 0'' x 9' 7'' (3.96m x 2.92m)

Built in storage cupboard, radiator, space for a table and chairs if required, TV aerial point, coving to textured ceiling. Double glazed sliding patio doors leading to:



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Conservatory:-
10' 1'' x 8' 0'' (3.07m x 2.44m)

UPVC double glazed windows and doors overlooking and accessing the South facing rear garden, power connected and a flat ceiling with spot lights inset.



First Floor Landing:-

Textured ceiling with access to a boarded loft space via a fitted ladder. Doors to:

Bedroom One:-
13' 0'' x 8' 7'' (3.96m x 2.61m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the rear garden, radiator, built in wardrobes and coving to textured ceiling.





Bedroom Two:-
13' 0'' x 8' 7'' (3.96m x 2.61m) Maximum Measurements

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



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Shower Room:-
7' 6'' x 6' 2'' (2.28m x 1.88m) Maximum Measurements

Opaque UPVC double glazed window to the side elevation, modern white suite comprising double shower cubicle with Triton electric shower, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, shaver socket, built in airing cupboard and textured ceiling with extractor.



Outside:-

To the front of the property their is off street parking available for two vehicles.

Rear Garden:-

A wooden gate gives side pedestrian access to the enclosed low maintenance South facing rear garden.





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