



GUIDE PRICE
£500,000-£550,000
95 Portview Avenue
Portchester, PO16 8LT

PROPERTY SUMMARY

Located close to Portchester's train station and Town Centre is this spacious extended detached four bedroom home. Situated on a substantial plot on the corner of Portsview Avenue and Hill Road, the property provides extensive accommodation over two floors with four double bedrooms, two bath/shower rooms, two reception rooms, large kitchen and in addition a large conservatory and ground floor cloakroom. The property also benefits from extensive gardens surrounding the property and double garage accessed from the rear. With no onward chain viewing is highly advised.

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PORCH Front, side and rear aspect double glazed windows, door to:

HALL Storage cupboard, meter cupboard, radiator, doors to:

LOUNGE 14' 3" x 12' 9" (4.34m x 3.89m) Front aspect double glazed bay window, inset fireplace, radiator.

BEDROOM 14' 3" x 11' 1" (4.34m x 3.38m) Front aspect double glazed bay window, comprehensive range of fitted bedroom furniture, radiator.

BEDROOM 12' 0" x 9' 6" (3.66m x 2.9m) Side aspect double glazed window, range of fitted bedroom furniture, radiator.

BEDROOM/STUDY 10' 8" x 7' 7" (3.25m x 2.31m) Side aspect double glazed window, radiator.

SHOWER ROOM 9' 4" x 6' 0" (2.84m x 1.83m) Side aspect double glazed window, suite comprising quadrant shower cubicle with electric shower over, vanity hand basin and storage, low flush WC, shelving unit, tiled walls, tiled floor, towel rail radiator.

DINING ROOM 12' 8" x 9' 8" (3.86m x 2.95m) Side aspect double glazed window, stairs to first floor landing, radiator, step down to:

KITCHEN 22' 6" x 8' 9" (6.86m x 2.67m) Rear and side aspect double glazed windows, double glazed sliding doors to conservatory, wall and base units with inset sink and drainer unit, built in double oven, gas hob and hood over, space for various appliances, tiled surrounds.

CONSERVATORY 23' 6" x 9' 6" (7.16m x 2.9m) Rear aspect double glazed windows, side aspect double glazed doors to garden, further rear aspect door to side garden area, radiator, door to:

WC Side aspect double glazed window, low flush WC, wall mounted hand basin, 1/2 tiled walls.

LANDING/STUDY AREA 11' 0" x 6' 8" (3.35m x 2.03m) Side aspect double glazed Velux window, radiator, eaves storage access, doors to:

BEDROOM 14' 8" x 14' 0" (4.47m x 4.27m) Side aspect double glazed Velux windows, fitted bedroom furniture, eaves storage access, radiator.

BATHROOM 10' 0" x 5' 8" (3.05m x 1.73m) Side aspect double glazed window, suite comprising panelled spa bath, low flush WC, pedestal hand basin, tiled surrounds, towel rail radiator,

GARDEN Situated on a corner plot the property has generous garden areas to side front and rear with lawn areas, mature shrubs and raised borders, decked and patio seating areas, side and rear pedestrian access, access to:

DOUBLE GARAGE Electric roll up door, power and light, access to garden, parking for average car to the front of garage.



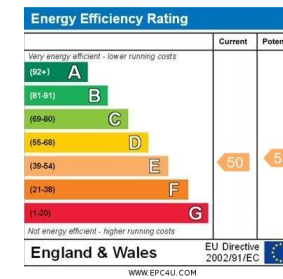
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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