



14 Newtown

Portchester PO16 8BE

- GREAT OPPORTUNITY
- 3 BEROOMS
- CONSERVAYORY
- GARDEN
- GOOD FOR INVESTORS
- END TERRACE
- FAMILY BATHROOM + WC
- DOUBLE DRIVE
- GREAT AREA
- GOOD FOR FIRST TIME BUYERS

£368,000 Freehold





The Accommodation Comprises:-

UPVC part double front door into:

Entrance Hall:-

Stairs to first floor, radiator, cupboard housing the meters and flat ceiling. Doors to:

Lounge:-

17' 5" x 11' 5" (5.30m x 3.48m)

Feature fireplace with gas fire inset, radiator, TV aerial point and coving to flat ceiling. UPVC double glazed sliding patio door to:

Conservatory:-

14' 1" x 10' 5" (4.29m x 3.17m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, wood effect laminate flooring and power connected.

Kitchen/Breakfast Room:-

11' 3" x 10' 5" (3.43m x 3.17m)

A triple aspect room with UPVC double glazed windows to front and side elevations, fitted range of matching base, eye level and larder style storage cupboards, roll top worksurfaces, one and a half bowl sink unit with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine, wall mounted gas central heating boiler, space for table and chairs, tiled flooring, textured ceiling and UPVC double glazed door to garden.

Bathroom:-

8' 2" x 6' 3" (2.49m x 1.90m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin, close coupled WC, part tiled walls, radiator, under stairs storage cupboard and textured ceiling.

First Floor Landing:-

UPVC double glazed window to side elevation, radiator, textured ceiling and access to loft. Doors to:

Bedroom One:-

11' 4" x 10' 7" (3.45m x 3.22m)

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

Bedroom Two:-

11' 6" x 9' 2" (3.50m x 2.79m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, twin built-in storage cupboards and textured ceiling with spotlighting inset.

Bedroom Three:-

8' 2" x 7' 11" (2.49m x 2.41m)

UPVC double glazed window to rear elevation overlooking the garden and flat ceiling.

Cloakroom:-

8' 9" x 4' 0" (2.66m x 1.22m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, wall mounted wash hand basin with tiled splashback, close coupled WC and textured ceiling.

Outside:-

Off street parking available to front of property with lawn section to side. Wrought iron gate and side pedestrian access leads to:

Rear Garden:-

Enclosed, low maintenance, patio area for entertaining purposes, water tap, AstroTurf lawn, shrub borders and shed/workshop (to remain).

Entrance Hall

Stairs to the first floor, radiator, cupboard housing the meters and flat ceiling.

Living Room

17'5" x 11'5"

Feature fireplace. Large and spacious and recently renovated. UPVC double glazed sliding patio door to a spacious conservatory.

Conservatory

14'1" x 10'5"

UPVC double glazed windows and doors overlooking and accessing the rear garden.

Kitchen

11'3" x 10'5"

A triple aspect room with UPVC double glazed windows to front and side elevations. Space for cooker and plumbing for washing machine. Wall mounted gas central heating boiler, space for table and chairs and a door leading to the garden.

Bathroom

8'2" x 6'3"

Opaque UPVC double glazed window to side elevation. The bathroom includes a bath and handheld shower. A sink and toilet, radiator, and under stairs storage cupboard.

Bedroom 1

11'4" x 10'7"

Window facing the front of the home. Includes a radiator and room for a double bedroom.

Bedroom 2

11'6" x 9'2"

Window looking over the rear of the home, overlooking the garden. The bedroom has a radiator and twin built-in storage cupboards.

Bedroom 3

8'2" x 7'11"

The third bedroom also has a window looking over the garden.

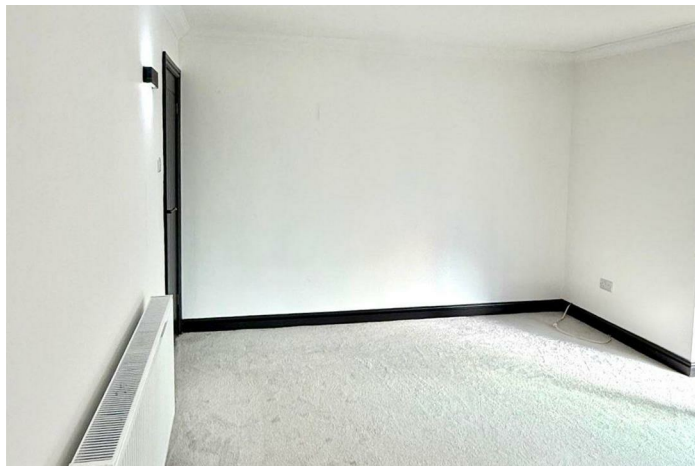
Cloakroom

8'9" x 4'0"

Opaque double glazed window to front elevation, wall mounted wash hand basin with tiled splashback, close couple WC and textured ceiling.



Local Authority **Fareham Borough Council**
Council Tax Band **B**
EPC Rating **E**



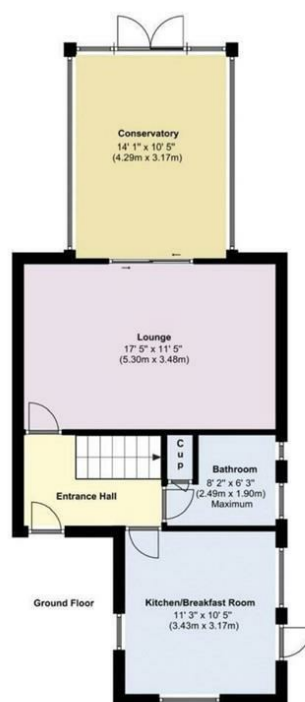
Floorplan

Floor plan 1



Floorplan

Floor plan 2



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