



29 Holcot Lane, Portsmouth
Portsmouth

Offers in Region of **£360,000**

 **chinneckshaw**



29 Holcot Lane

Anchorage Park, Portsmouth

With Hilsea Lines just a short walk away and an established residential community, this delightful four bedroom townhouse is the perfect family home. Super easy access to the A27, ALNS school catchment and close proximity to plenty of local amenities, this area has developed into a convenient, pleasant residential community with an abundance of family homes. On the ground floor there is a toilet off the entrance hall, access to the garage and a kitchen diner with patio doors out to the garden. The kitchen with cream shaker style units has an eye level double oven and integrated hob. There is undercounter space for fridge, freezer, washing machine and dishwasher and a range of cabinets provide plenty of storage space. This a great social space both inside and out with a dining table and access to the patio. You won't be cooking on your own in this lovely light room. On the first floor, the airy reception room overlooks the garden with two windows. A feature fireplace adds character. To the front, a small double room and a large single. A family bathroom with a white suite is off the landing. Going up to the second floor are two further double bedrooms. Both benefit from ensuites. To the front the bedroom has a built-in wardrobe and shelving under the alcove. The ensuite has a white suite with a bath and a heated towel rail. To the rear, the bedroom has a full height built in wardrobe. The ensuite is grey and white with a built-in shower cubicle. To the rear the garden is east facing with a good-size patio perfect for summer outdoor living, a secret area hidden behind mature trees. The garden has the potential to be transformed into a really special space. There is off road parking to the front and a single garage. In all this a great family home with all the advantages of city living..

Council Tax Rate band E Tenure: Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1183.29 ft²

109.93 m²

Reduced headroom

41.70 ft²

3.87 m²

(1) Excluding balconies and terraces

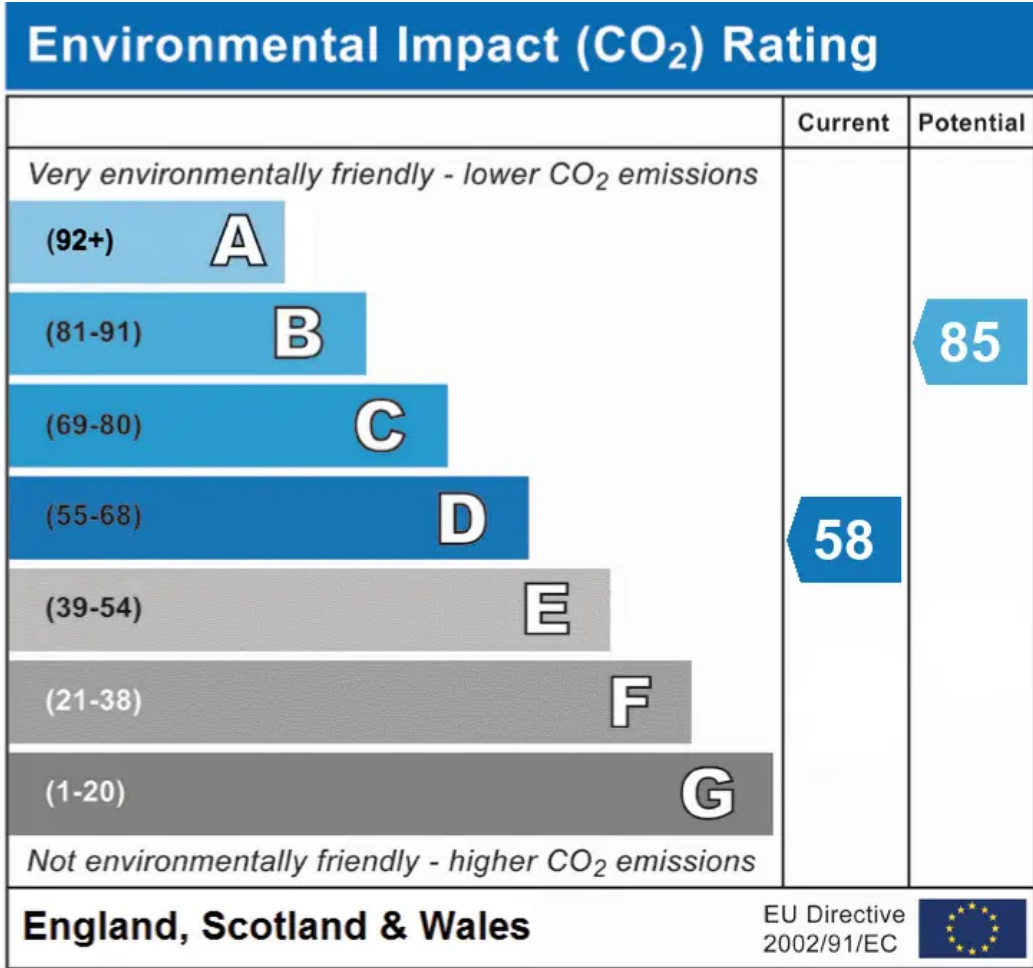
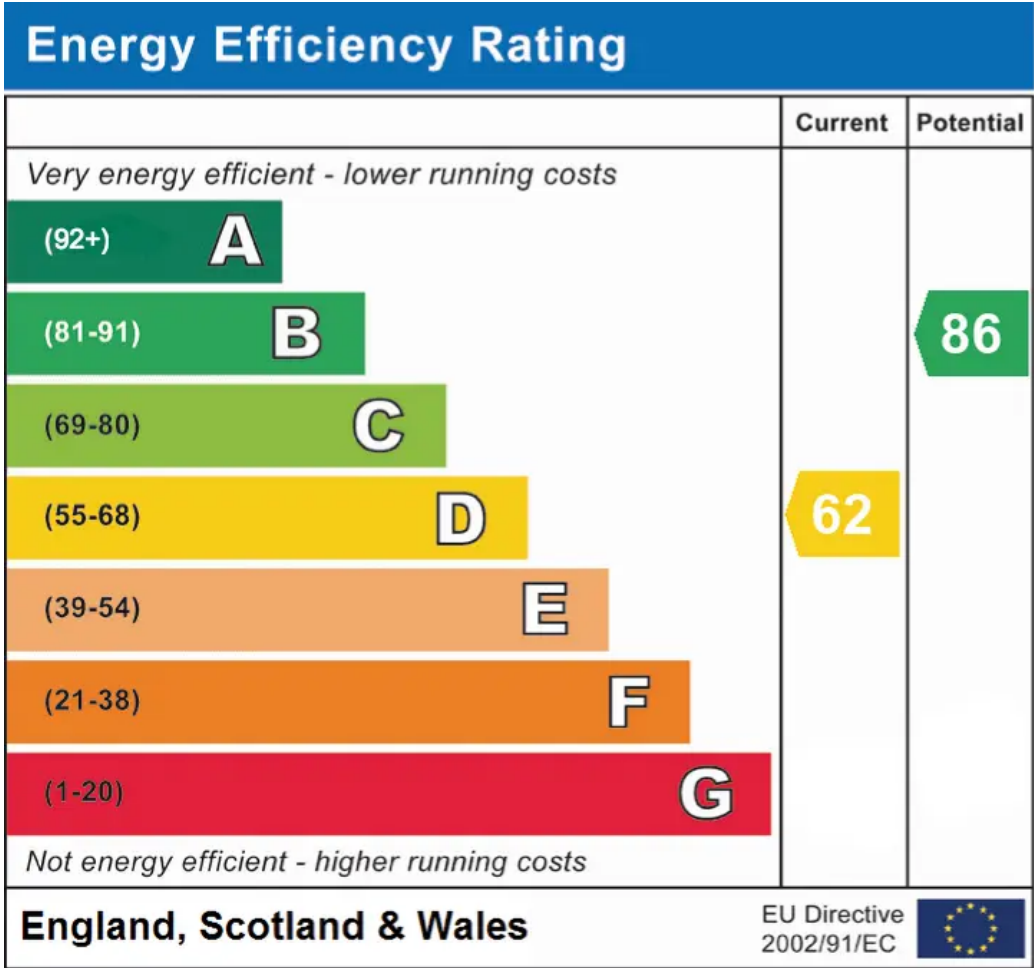
⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 2



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