



**Richmond Rise**

Portchester, Hampshire, PO16 8DQ

**Three Bedroom Semi Detached House with Garage**

RENT

**£1,500 pcm**



# Property Features

- Three Bedroom House
- Two Reception Rooms
- Garage
- Front and Rear Gardens
- Six Month Tenancy
- New Fitted Kitchen
- Conservatory
- Semi- Detached
- Double Glazing
- Gas Central Heating

## OVERVIEW

This lovely three bedroom semi-detached house is offered on a furnished basis for a 6 month tenancy. Situated on the hillslopes of Portsdown Hill in Portchester the house is close to local schools and Portchester train station for your onward travel.

## ROOM MEASUREMENTS

Entrance Hall - 3.53m x 1.97m (11' 6" x 6' 5")

Kitchen - 3.54m x 2.56m (11' 7" x 8' 4")

Dining Area - 3.22m x 2.60m (10' 6" x 8' 6")

Lounge Area - 4.50m x 3.79m (14' 9" x 12' 5")

Conservatory - 5.73m x 2.33m (18' 9" x 7' 7")

Bedroom One - 3.82m x 3.61m (12' 6" x 11' 10")

Bedroom Two - 2.68m (to wardrobe) x 3.36m (8' 9" x 11' 0")

Bedroom Three - 2.57m x 2.40m (8' 5" x 7' 10")

Shower Room - 1.92m x 1.94m (6' 3" x 6' 4")

## PROPERTY DESCRIPTION

From the driveway, you enter the property via the front door into the light entrance hall, which has stairs to the first floor, an under-stair cupboard and door leading into the kitchen.

The kitchen has been recently fitted and offers a range of grey gloss wall and floor cupboards with co-ordinated worktop and tiled splashback. Appliances include a built in gas hob and oven and freestanding under counter fridge and freezer.

Off the kitchen there are doors leading to the living/dining room and the conservatory. The lounge area has a brick built fireplace with gas fire and is furnished with sofa and 2 armchairs. The dining area has a table and matching sideboard.



The large conservatory runs the full width of the house and has blinds fitted to the roof and windows. There is a dishwasher and washing machine plumbed in for your use.

Upstairs the main double bedroom is to the front aspect of the house and has a built in shelved wardrobe cupboard and is furnished with double bed and bedside tables. Bedroom two is also a double room and is fitted with a range of wardrobe cupboards with central dressing table area. This room is furnished with a single bed and desk and chair. Bedroom 3 is a good size single room overlooking the rear garden and is furnished with single bed.

The shower room is fully tiled to the walls and fitted with a large shower cubicle, pedestal sink and WC. The room is finished with inset spotlights to the ceiling and vinyl flooring.

To the exterior of the property there is off road parking to the front and a driveway leading to the garage. (The owner will store some small items at the end of the garage). There is a large fully enclosed rear garden which is mainly laid to lawn with mature shrub borders. There is also a shed for additional storage.

The house is offered on an initial 6 month tenancy and is available to move in to now.

### **MATERIAL INFORMATION**

- \*Rental Price – £1500 pcm
- \*Holding Deposit – One Weeks Rent (£)346
- \*Security Deposit – Five Weeks Rent (£)1730
- \*Length of Tenancy – 6 months
- \*Council Tax Band - D - Fareham Borough Council
- \*Property Construction – Brick and block
- \*Electricity Supply – Mains
- \*Water and Sewerage – Mains
- \*Heating – Gas Central Heating
- \*Broadband – Fibre to cabinet
- \*Mobile Signal – ADSL Fibre Checker ([openreach.com](http://openreach.com))
- \*Parking – Off road parking on driveway and garage
- \*Restrictions – None
- \*Flooding - Refer to ([GOV.UK](http://GOV.UK) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))
- \*Accessibility - Small step up into front door and accommodation over 2 floors



**VIEWING BY APPOINTMENT THROUGH HAMPSHIRE LIFE HOMES ONLY**

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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