



**NESBITT & SONS**  
ESTATE AGENTS



## 4 Thistle Close, Fareham, PO16 9FL

**£325,000**

This fantastic modern end of terrace family home is situated in a quiet cul de sac location which is a short walk away from the shoreline and Wicor Recreation Ground.

The property is beautifully presented throughout with the internal accommodation briefly comprising of - entrance hallway, downstairs cloakroom, living room, modern fitted kitchen/diner, three bedrooms, modern family bathroom and en-suite to master bedroom.

Outside there is a block paved driveway at the front providing allocated parking for two cars and at the rear there is a good size enclosed south facing garden which is mainly laid to lawn.

Viewing is strongly recommended to fully appreciate the accommodation and location on offer here.

Entrance Hall

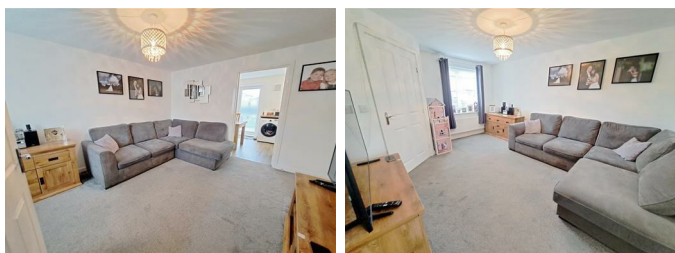
Downstairs Cloakroom



Master Bedroom 11'9 max x 9'6 max (3.58m max x 2.90m max)



Living Room 14'5 x 11'11 (4.39m x 3.63m)

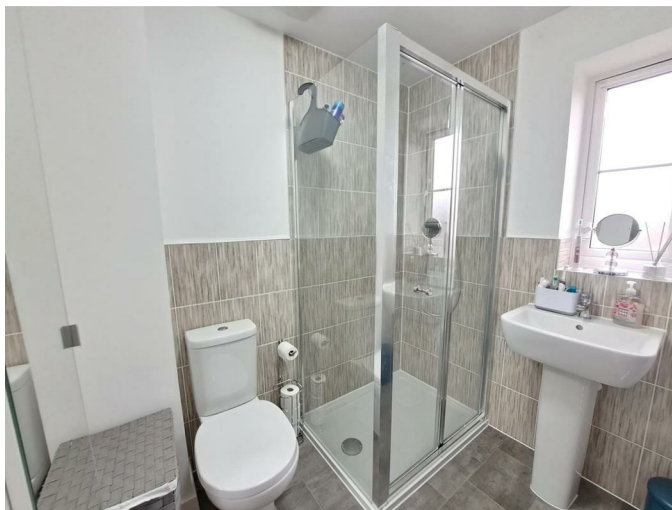


Kitchen/Diner 8'10 x 15'3 (2.69m x 4.65m)



Landing

En-Suite



Bedroom Two 7'7 x 9'4 (2.31m x 2.84m)



Outside

Garden



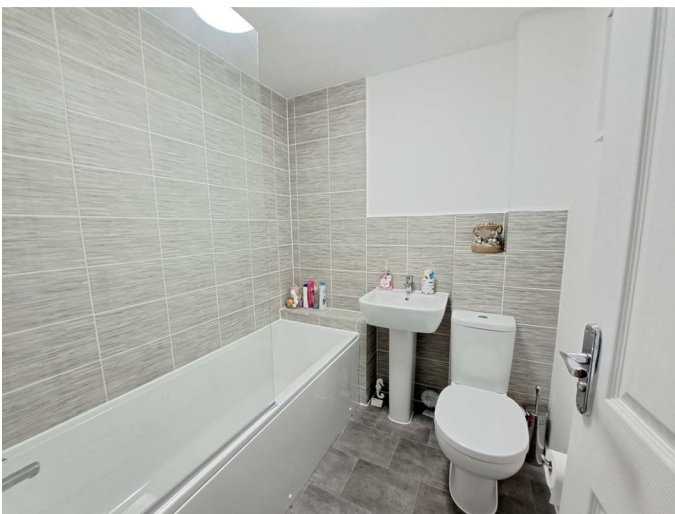
Bedroom Three 7'7 x 5'7 (2.31m x 1.70m)



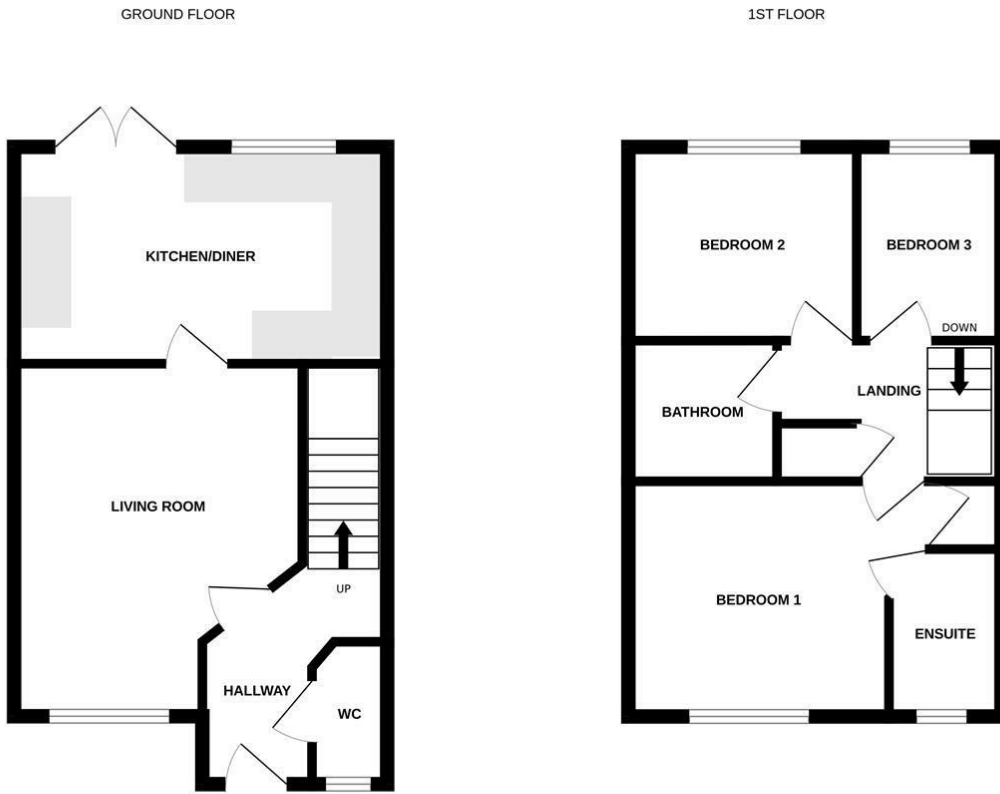
Location

The village of Portchester is steeped in history and is famed for its castle which has origins dating back to the Roman period. The village is situated at the head of Portsmouth Harbour and its shoreline has impressive views across the harbour towards Spinnaker Tower. The village is well served by schools and pre-schools and has a comprehensive range of shops and facilities at its centre. Commuting links are plentiful with good access to the M27 and local rail links.

Bathroom



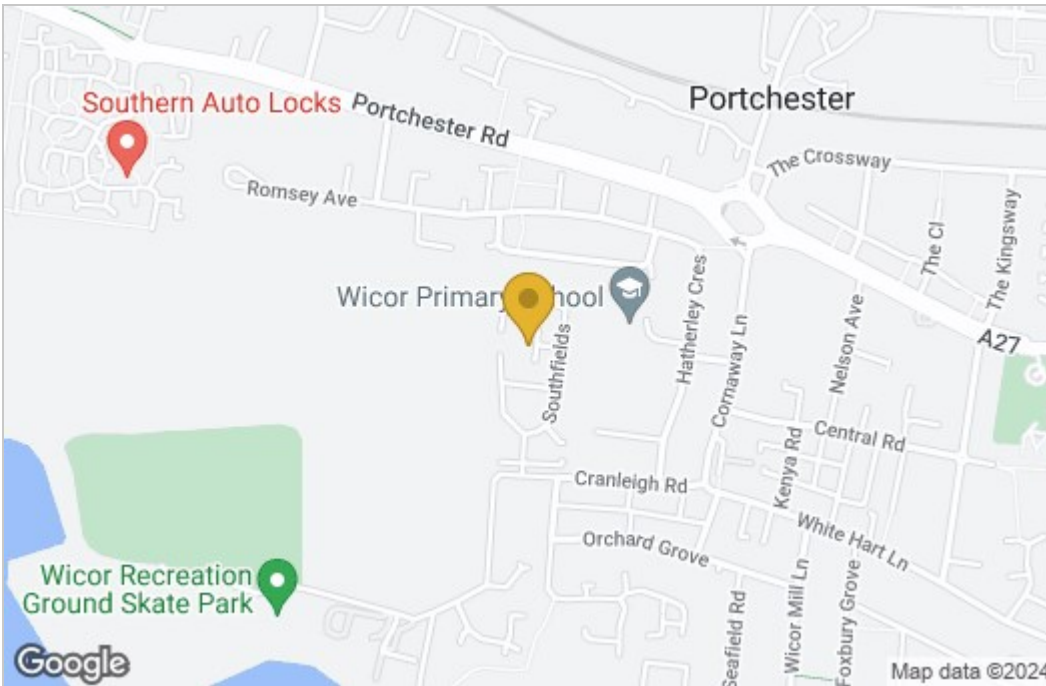
# Floor Plan



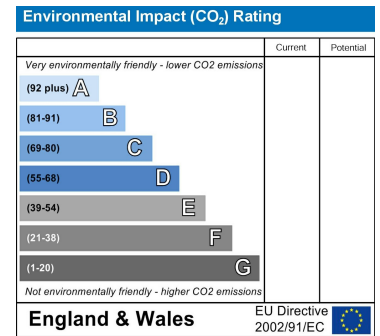
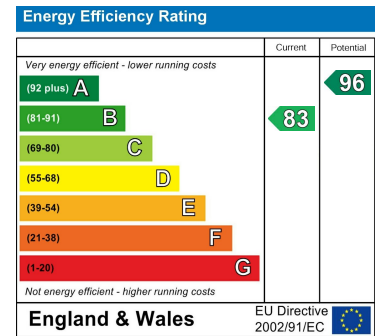
3 BEDROOM EOT

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.  
Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.