



**NESBITT & SONS**  
ESTATE AGENTS



**9 Marina Grove, Fareham, PO16 9HE**  
**Guide price £315,000**

This lovely EXTENDED mid terrace family home is situated in a popular location in South Portchester which is a short walk away from the popular foreshore and close to a wide range of local amenities.

The property is well presented throughout with the internal accommodation briefly comprising of - entrance hall, living room, dining room, modern fitted kitchen, downstairs cloak room, three bedrooms and a modern shower room.

Outside at the front of the property there is an enclosed forecourt area with shrub borders and at the rear there is a lovely westerly facing garden with gated rear access leading to off street parking for two vehicles.

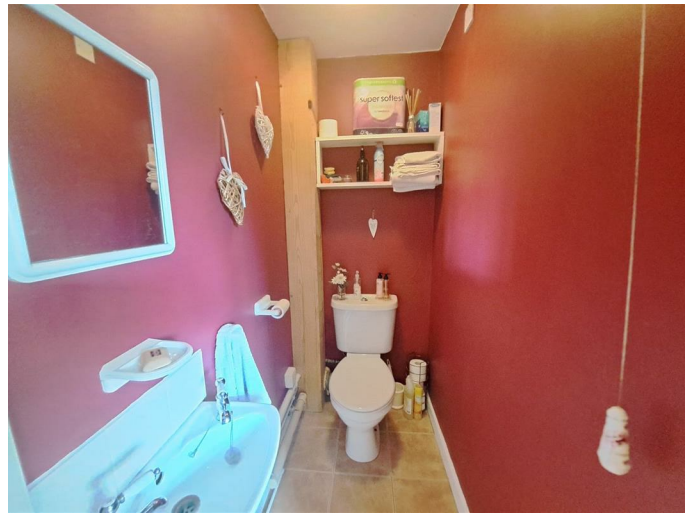
Viewing is strongly recommended to fully appreciate the accommodation and location on offer here.

## Entrance Hallway

Living Room 13'5 into bay x 11'3 (4.09m into bay x 3.43m)



## Downstairs Cloakroom



Dining Room 16'11 x 8'1 (5.16m x 2.46m )

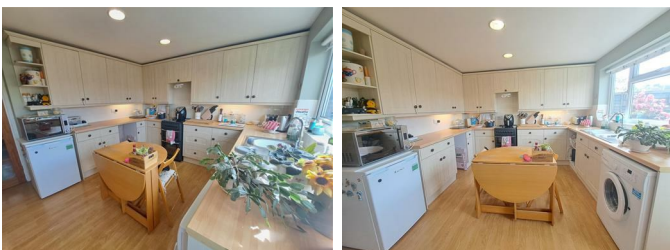


## Landing



Bedroom One 11'4 x 7'8 (3.45m x 2.34m)

Kitchen 11'11 x 11'2 (3.63m x 3.40m)



Bedroom Two 9'4 x 8'1 (2.84m x 2.46m)



Bedroom Three 6'9 x 6'9 (2.06m x 2.06m )



Shower Room

Outside

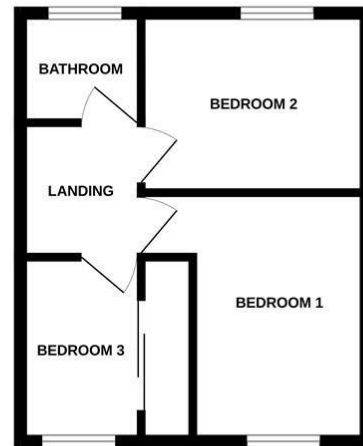
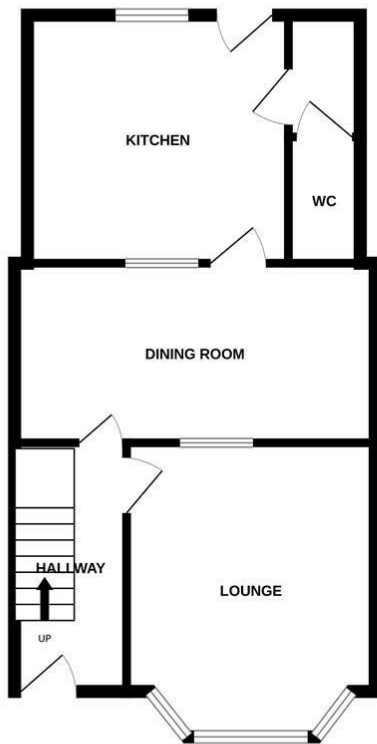
Garden



# Floor Plan

GROUND FLOOR

1ST FLOOR

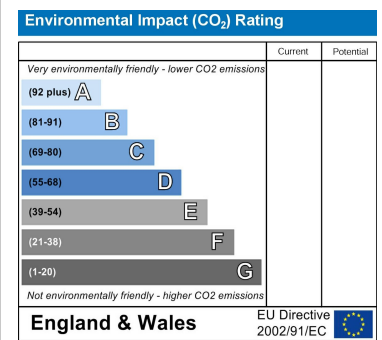
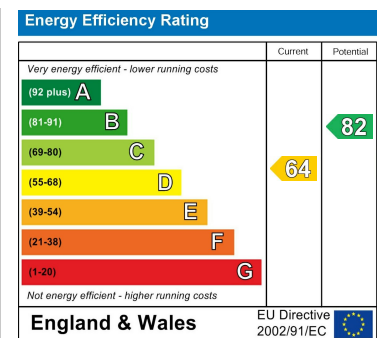


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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