



NESBITT & SONS
ESTATE AGENTS



13 Marina Grove, Fareham, PO16 9HE **Asking price £375,000**

This stunning end of terrace family home is situated in a popular location close to the shoreline on a larger than average corner plot offering potential to extend even further, subject to the necessary planning permissions.

The property is beautifully presented throughout with the internal accommodation briefly comprising of - an entrance hall, lounge, kitchen/breakfast room, double glazed conservatory and downstairs cloakroom. On the first floor, three bedrooms can be found sharing the shower room. The property also benefits from double glazing and is warmed by gas central heating.

The outside space is very generous, the gated front driveway is enclosed by a half height brick wall and wraps it's self round to the side of the property. The rear garden has been divided into a number of different sections, there is a raised decking area that houses a hot tub, bbq area and table & chairs, there is also two lawn areas enclosed by railway sleepers, an additional hard standing driveway accessed by double gates to the rear and lastly another hard standing that is enclosed with water & drainage.

Properties of this style and quality are rarely available so viewing is strongly recommended.

Entrance Hallway



Staircase to first floor with LED lighting. Feature vertical radiator. Understairs storage recess with shelving. 'Karndean' flooring. Doorway to:

Living Room



Double glazed bay window to front elevation. Smooth walls and ceiling. Radiator. 'Karndean' flooring.

Kitchen/Breakfast Room



Two double glazed windows to rear elevation and double glazed door leading to conservatory. Kitchen comprising single drainer sink unit with cupboard under. Further range of wall and base level units with work surfaces over and splash back tiling.

Built-in four ring gas hob with electric oven under and cooker hood over. Inset ceiling spotlights. 'Karndean' flooring. Plinth level LED lighting. Breakfast bar. 'Karndean' flooring.

Conservatory



Double glazed conservatory with double glazed windows and door leading to garden. Radiator.

Utility Area

With white enamel sink unit with cupboard and plumbing for washing machine beneath.

WC

Low level close coupled WC. Pedestal wash hand basin and splash back tiling.

First Floor

Landing

Access to loft space. Double glazed window to side elevation. Doors to:

Bedroom One



Double glazed bay window to front elevation. Radiator. Smooth walls and ceiling.

Bedroom Two



Double glazed window to rear elevation. Radiator. Cupboard housing gas boiler. Smooth walls and ceiling.

Bedroom Three



Double glazed window to front elevation. Radiator. Smooth walls and ceiling. Laminate flooring.

Shower Room



Outside



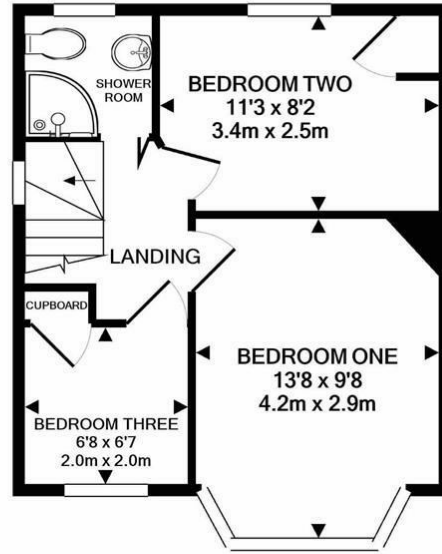
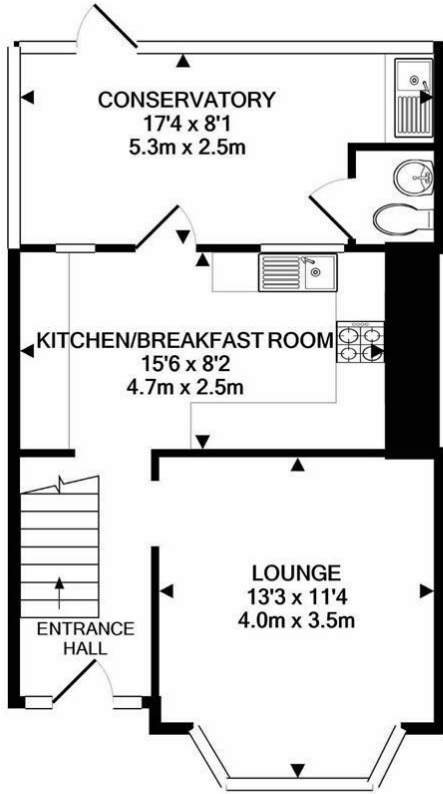
The property benefits from off road parking for several cars to the front of the property.

The rear garden has a patio area adjacent to the property. There is a large timber decked area to one side with wooden balustrades and spindles. The remainder of the garden can be found mainly laid to lawn. The garden is fence enclosed and has double timber gates towards the rear of the garden providing further vehicular access.

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.

Floor Plan



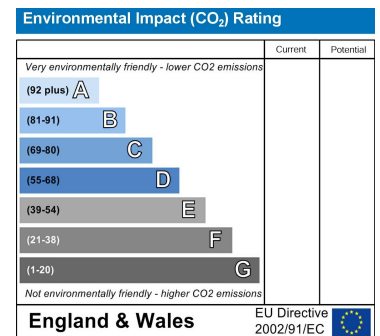
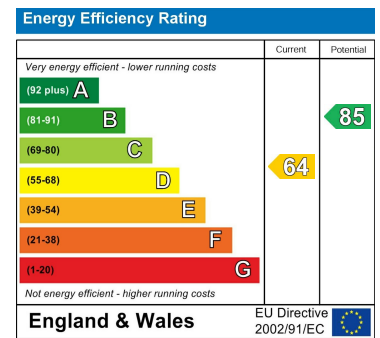
TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Area Map



Energy Efficiency Graph



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