



NESBITT & SONS
ESTATE AGENTS



13 Marina Grove, Fareham, PO16 9HE Offers in the region of £369,000

Welcome to Marina Grove, Portchester - a charming location that could be the perfect setting for your new home. This delightful end terrace house boasts 2 reception rooms, 3 bedrooms, downstairs cloakroom, utility space, conservatory and a modern shower room, offering ample space for comfortable living.

Located in a sought-after area, this property provides a wonderful opportunity to create a cosy and inviting home for you and your family. The two reception rooms offer versatility, whether you fancy a quiet evening in or entertaining guests.

With three bedrooms, there is plenty of room for a growing family or for those who need extra space for a home office or hobby room. The shower room provides convenience and completes the functionality of this lovely home. Additionally, the driveway provides ample parking for several vehicles.

Imagine the possibilities that this property holds - from cosy evenings by the fireplace to sunny mornings in the garden. Don't miss out on the chance to make Marina Grove your new address and create lasting memories in this endearing house.

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



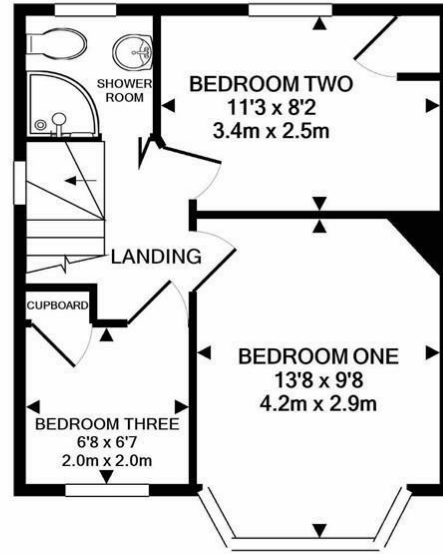
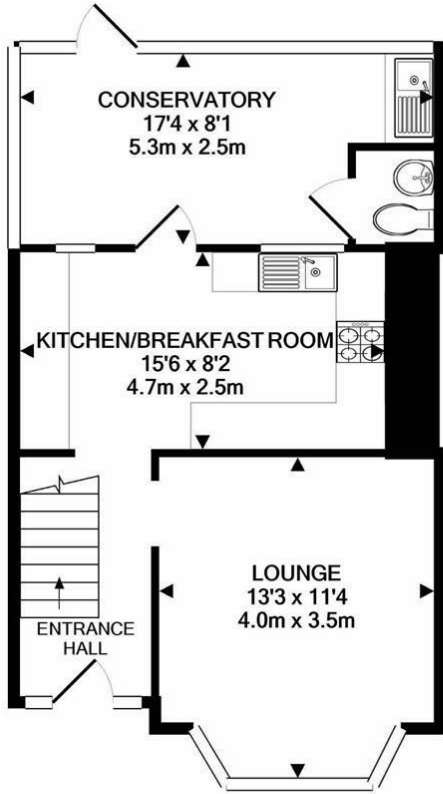
The property benefits from off road parking for several cars to the front of the property.

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



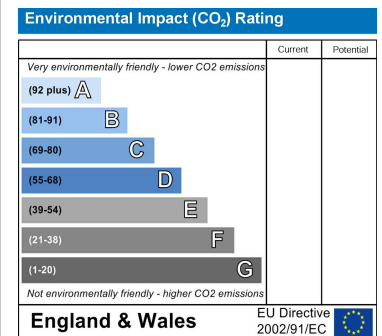
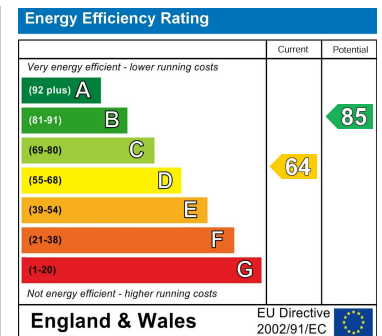
TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

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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