



**NESBITT & SONS**  
ESTATE AGENTS



## 8 Cygnet Court, Fareham, PO16 8AU Offers in excess of £300,000

This STUNNING mid terrace family home is situated in the popular cul de sac location of Cygnet Court in Portchester which is close to a wide range of local shops and great schools.

The property has been extensively modernised by the current owners and is beautifully presented throughout with the internal accommodation briefly comprising of - entrance hall, modern fitted kitchen, study, lounge/diner overlooking garden, three bedrooms and modern fitted bathroom suite.

Outside there is a driveway at the front and at the rear there is an enclosed south facing garden with gated rear pedestrian access.

Properties of this style are rarely available so viewing is strongly recommended to fully appreciate the accommodation and location on offer here.

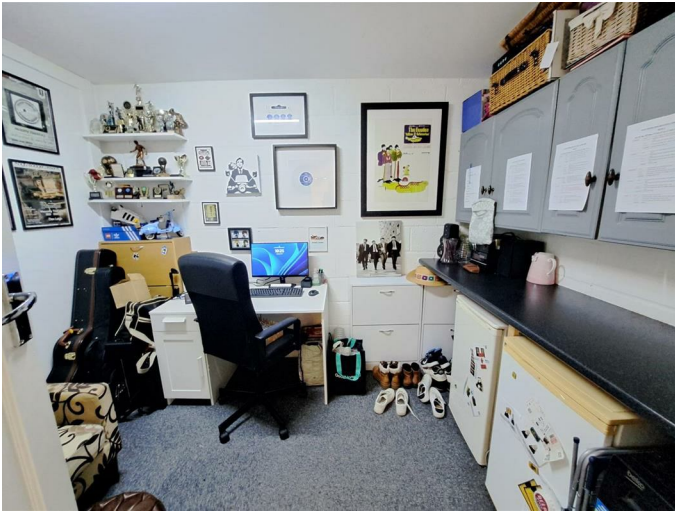


Entrance Hallway

Kitchen 11'3 x 7'0 (3.43m x 2.13m)



Study 10'10 x 8'3 (3.30m x 2.51m)



Lounge/Diner 18'11 x 13'8 (5.77m x 4.17m)



Landing

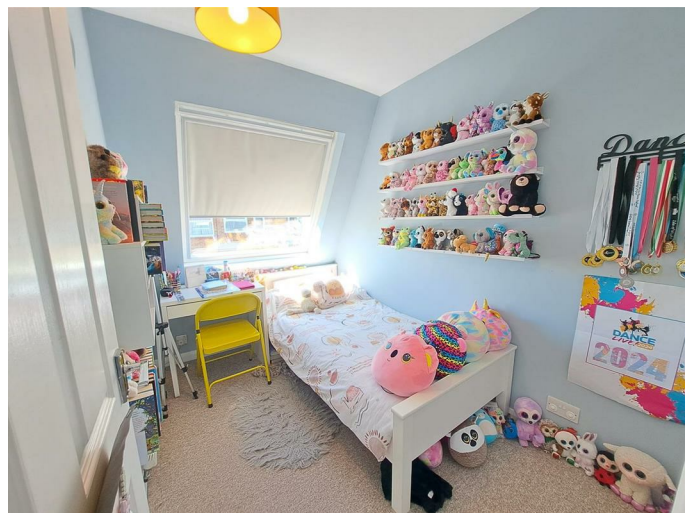
Bedroom One 12'11 x 9'9 (3.94m x 2.97m)



Bedroom Two 12'6 x 9'2 (3.81m x 2.79m)



Bedroom Three 9'2 x 6'3 (2.79m x 1.91m)



Bathroom 7'4 x 5'8 (2.24m x 1.73m)



Outside



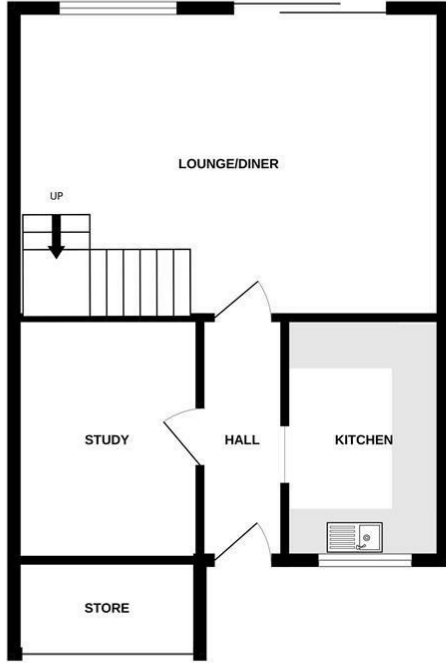
Garden



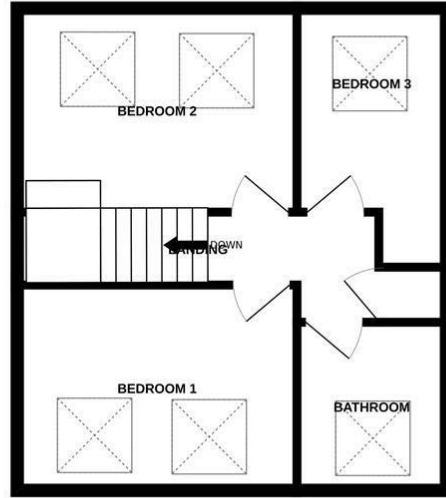


# Floor Plan

GROUND FLOOR



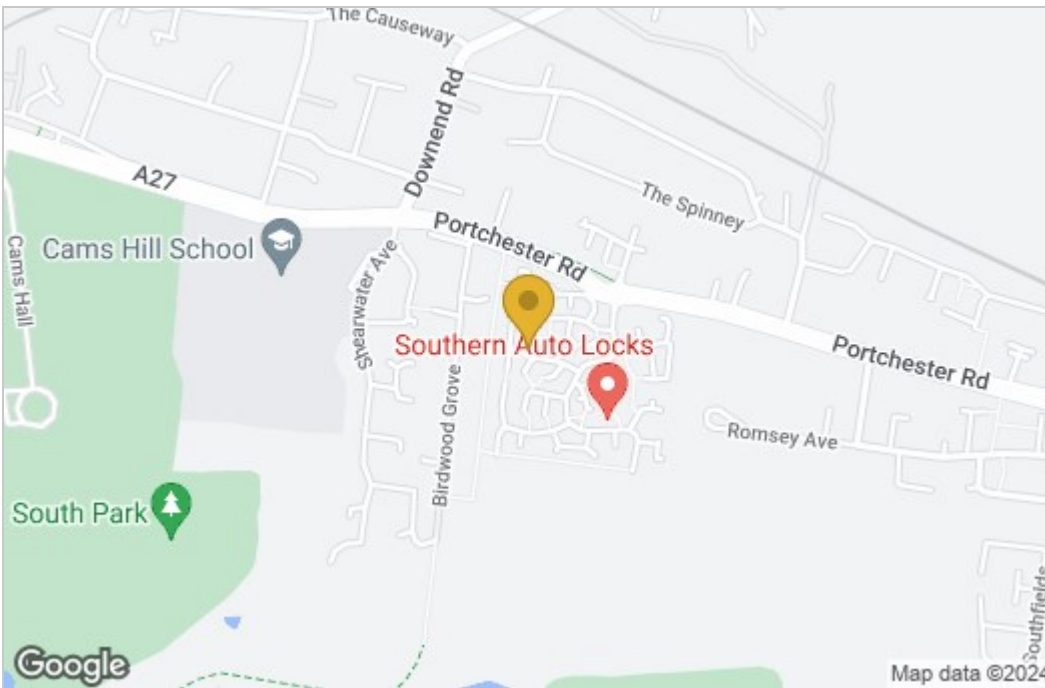
1ST FLOOR



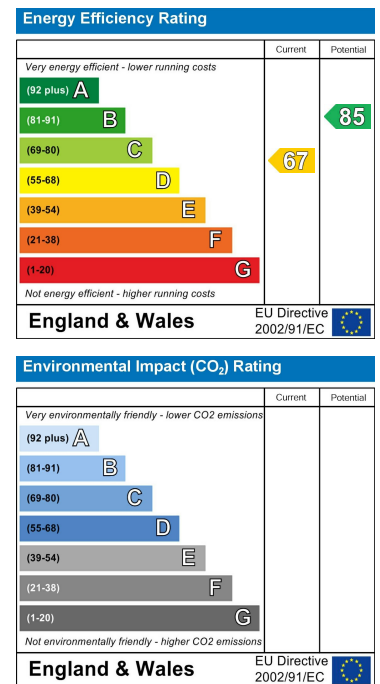
3 BEDROOM TERRACE HOUSE

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.  
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# Area Map



# Energy Efficiency Graph



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