



NESBITT & SONS
ESTATE AGENTS



47 Dore Avenue, Fareham, PO16 8BZ
Guide price £450,000

*** Guide Price - £450,000 to £465,000 ***

This charming detached family home offers two reception rooms, three bedrooms, kitchen and a well-appointed shower room, providing ample space for a growing family or those who love to entertain.

One of the standout features of this property is its large driveway and detached garage, offering convenient parking and storage solutions.

To the rear is a great size enclosed garden, a tranquil oasis boasting stunning harbour views. Whether you're enjoying a morning coffee or hosting a summer barbecue, this outdoor space is sure to be the heart of many memorable moments with family and friends.

Located in the desirable area of Portchester, this property offers a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities and transport links. With its spacious layout, convenient features, and picturesque views, this house on Dore Avenue is ready to welcome you home.

Entrance Hallway 16'1 x 6'5 (4.90m x 1.96m)

Living Room 15'1 x 12'7 (4.60m x 3.84m)



Kitchen 11'0 x 8'5 (3.35m x 2.57m)



Dining Room 10'6 x 8'11 (3.20m x 2.72m)



Landing Room



Bedroom One 13'2 x 12'6 (4.01m x 3.81m)



Bedroom Two 11'0 x 10'6 (3.35m x 3.20m)



Bedroom Three 8'5 x 7'11 (2.57m x 2.41m)



Shower Room 6'4 x 6'4 (1.93m x 1.93m)



Outside



Garage 19'8 x 9'6 (5.99m x 2.90m)

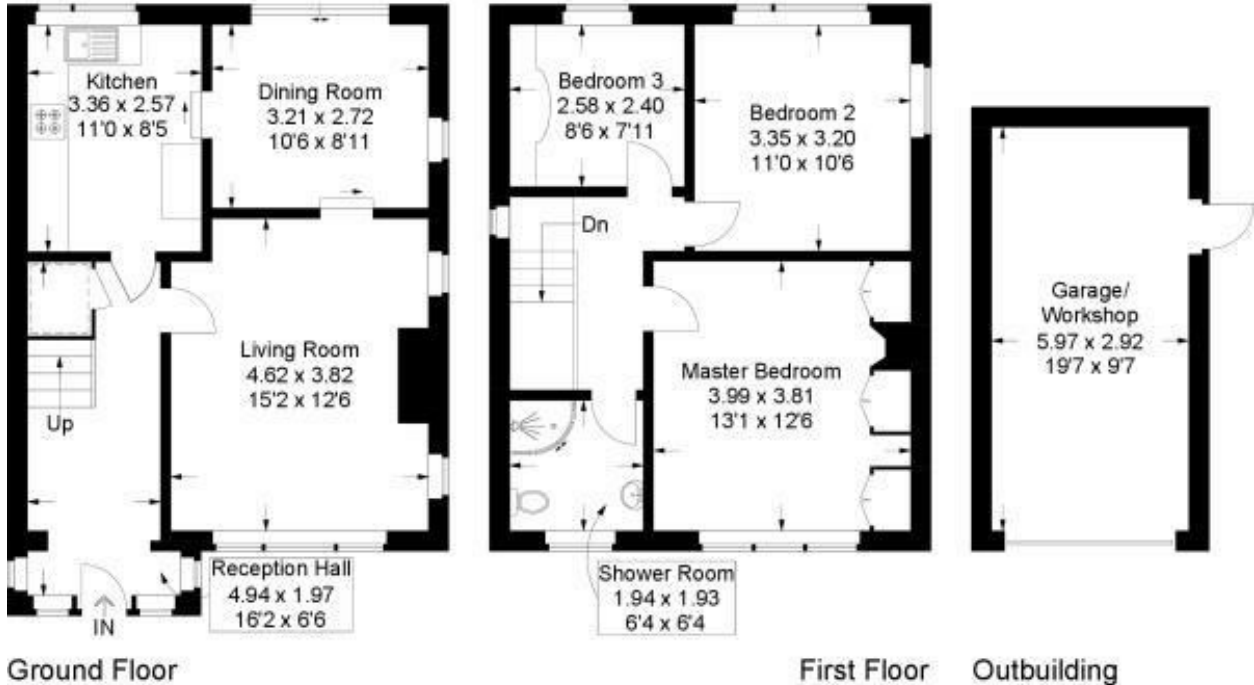
Garden



Floor Plan

Dore Avenue, Portchester

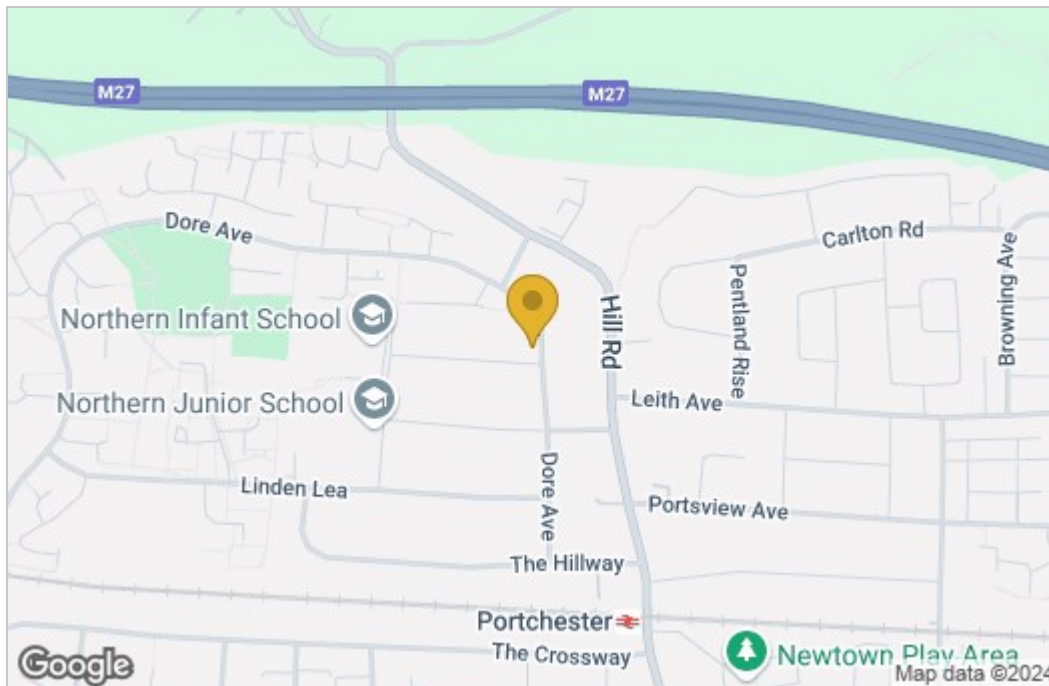
Approximate Gross Internal Area = 91.6 sq m / 986 sq ft
 Outbuilding = 18 sq m / 194 sq ft
 Total = 109.6 sq m / 1180 sq ft



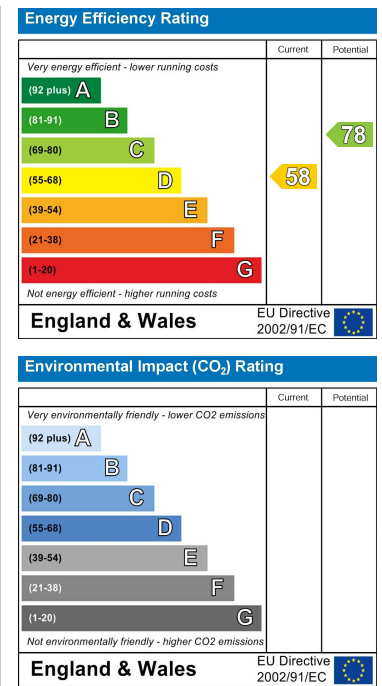
= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Area Map



Energy Efficiency Graph



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