



**NESBITT & SONS**  
ESTATE AGENTS



## 6 Leckford Close, Fareham, PO16 8DZ

**£365,000**

Welcome to Leckford Close, Portchester - a charming property that offers the perfect blend of comfort and convenience. This delightful house boasts 3 bedrooms, open plan lounge/diner and a fitted kitchen/breakfast room providing ample space for a growing family or those who enjoy having guests over.

Situated in a peaceful neighbourhood, this property is ideal for those seeking a tranquil retreat. The open fields at the rear of the house offer a picturesque view, creating a serene and relaxing atmosphere.

One of the standout features of this property is the annexe, which provides additional space and flexibility. Whether you need a home office, a guest suite, or a hobby room, the annexe offers endless possibilities to tailor the space to your needs.

Leckford Close is not just a house, it's a place where you can create lasting memories and truly feel at home. Don't miss out on this wonderful opportunity to own a property that combines comfort and charm.

## Entrance Hall

Living Room 13'7 x 12'2 (4.14m x 3.71m)



Dining Room 10'4 x 8'1 (3.15m x 2.46m)



Kitchen/Breakfast Room 15'1 x 10'4 (4.60m x 3.15m)



Utility Room 6'8 x 5'10 (2.03m x 1.78m)

## Annexe



Shower Room 9'7 x 6'3 (2.92m x 1.91m)



Bedroom 14'2 x 9'7 (4.32m x 2.92m)

Landing



Bedroom Three 10'1 x 6'8 (3.07m x 2.03m)



Bedroom One 13'0 x 8'7 (3.96m x 2.62m)



Bathroom 6'2 x 6'2 (1.88m x 1.88m)



Bedroom Two 9'2 x 9'0 (2.79m x 2.74m)



Outside

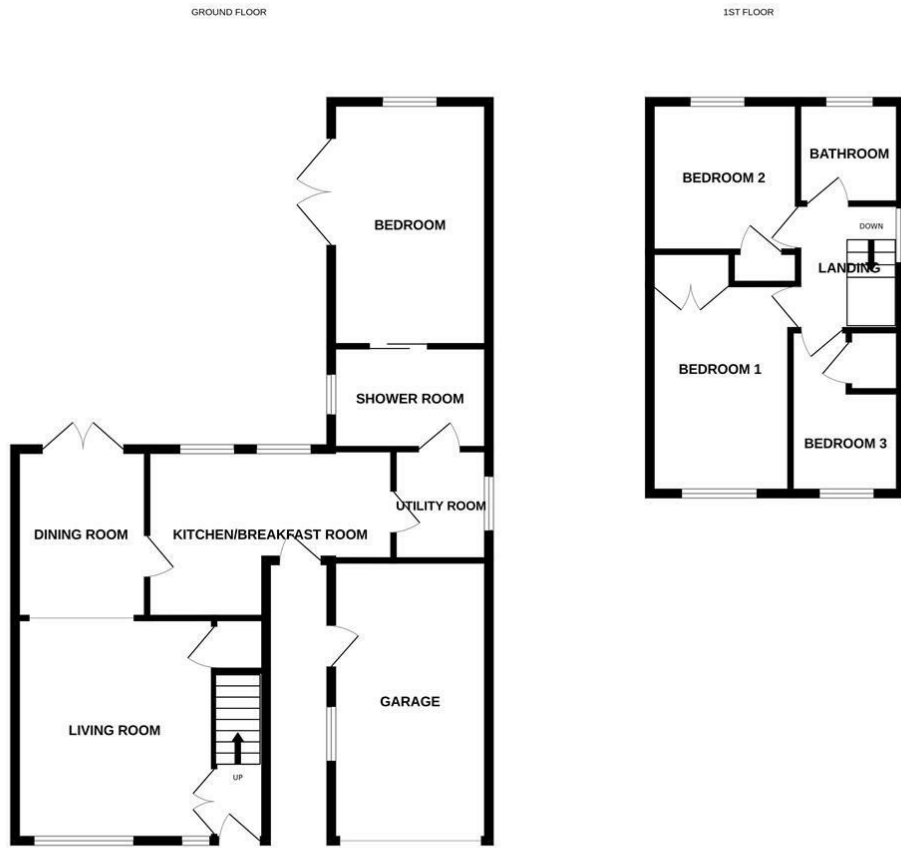
Driveway

Garage

Garden



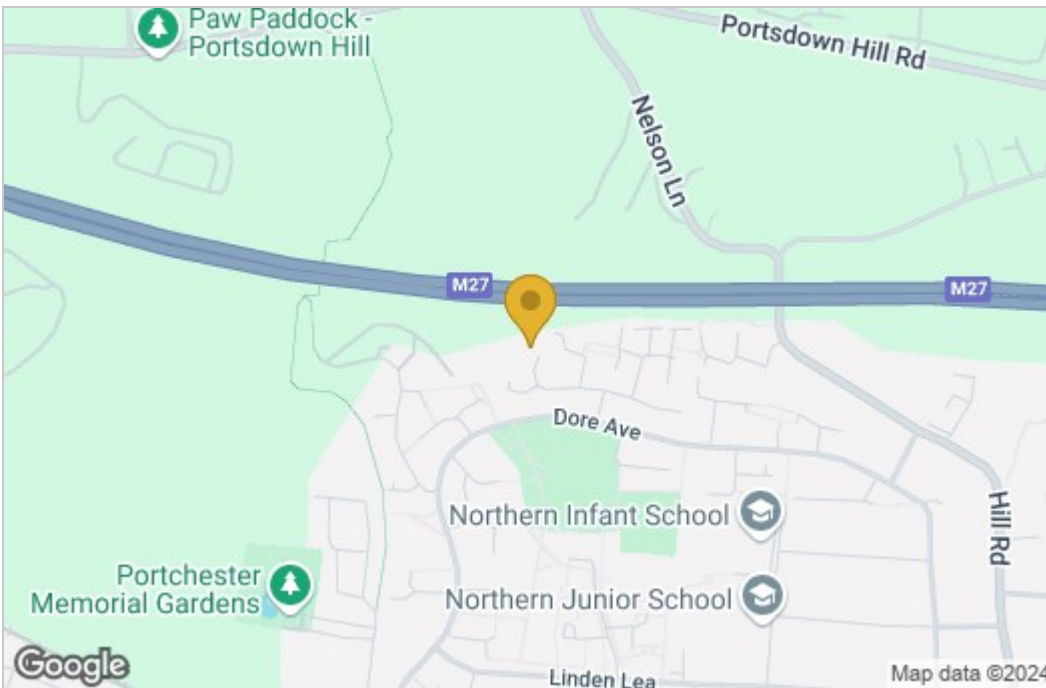
# Floor Plan



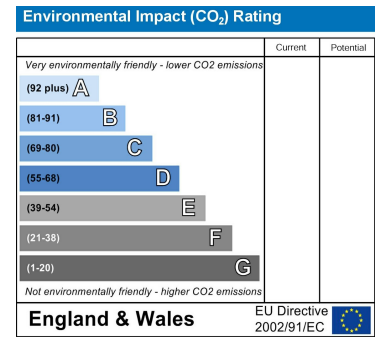
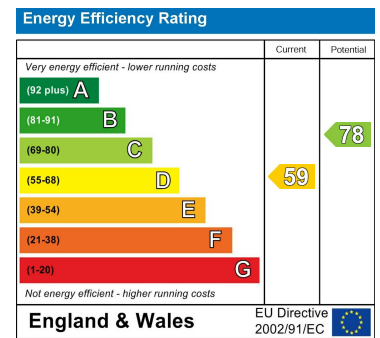
SEMI DETACHED HOUSE

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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