



**40 Roman Grove, Fareham, PO16 9LW**  
**Offers in excess of £410,000**

Situated in the charming area of Roman Grove, Portchester, this stunning extended semi-detached family home offers a perfect blend of modern comfort and traditional appeal. With three well-proportioned bedrooms and a newly fitted bathroom suite featuring underfloor heating, this property is designed to cater to the needs of a growing family.

As you enter, you are welcomed into a beautiful living room that boasts a log burner, creating a warm and inviting atmosphere. The bi-fold doors seamlessly connect the indoor space to the garden, allowing for an abundance of natural light and providing an ideal setting for entertaining or simply enjoying the outdoors.

The property also features a separate dining room and a modern fitted kitchen, offering versatility for family gatherings or quiet evenings at home. With parking available for up to two vehicles and a garage, convenience is assured for both residents and guests.

Entrance Hallway



Living Room 18'5 x 12'2 (5.61m x 3.71m)



Kitchen 18'5 x 6'8 (5.61m x 2.03m)



Dining Room 10'5 x 10'0 (3.18m x 3.05m)



Landing

Bedroom One 11'3 x 10'5 (3.43m x 3.18m)



Downstairs WC



Bedroom Two 10'6 x 10'4 (3.20m x 3.15m)



Outside



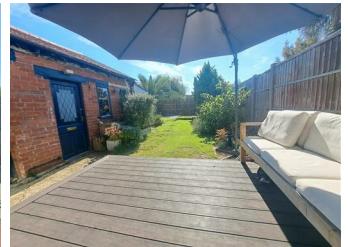
Bedroom Three 8'8 x 6'11 (2.64m x 2.11m)



Driveway

Garage

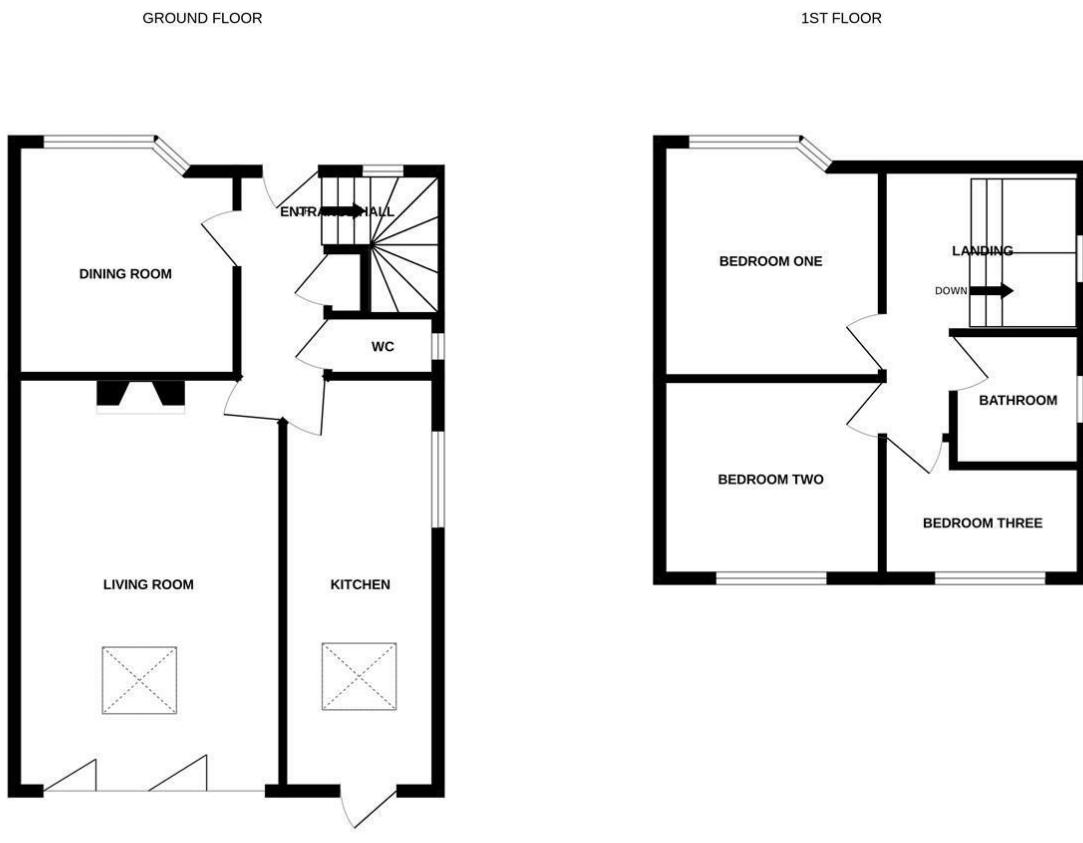
Garden



Bathroom



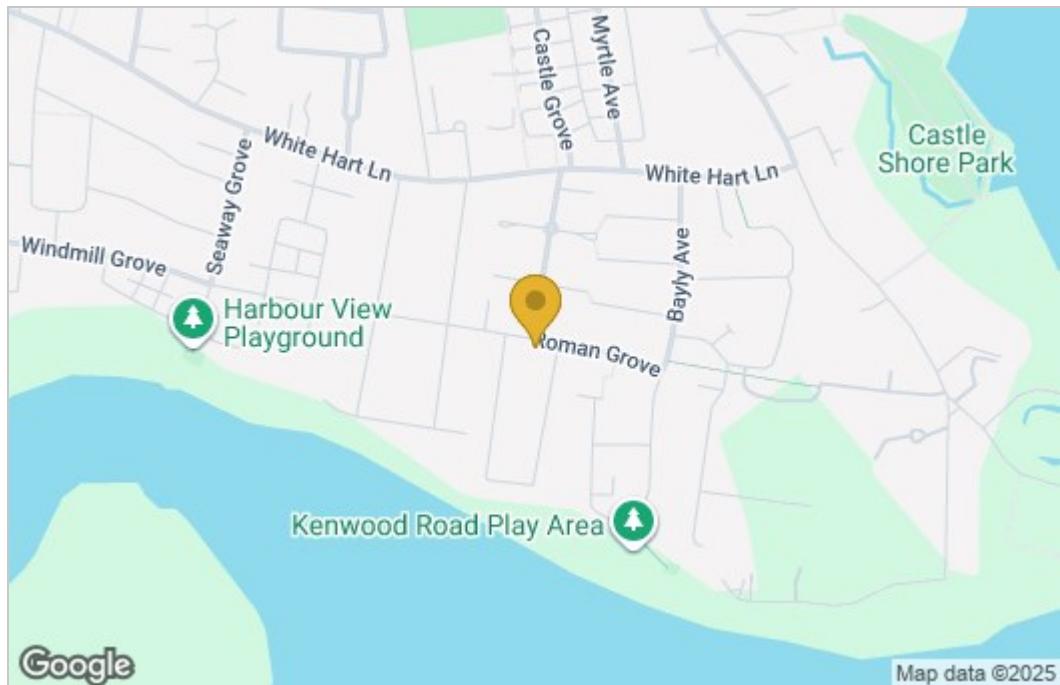
## Floor Plan



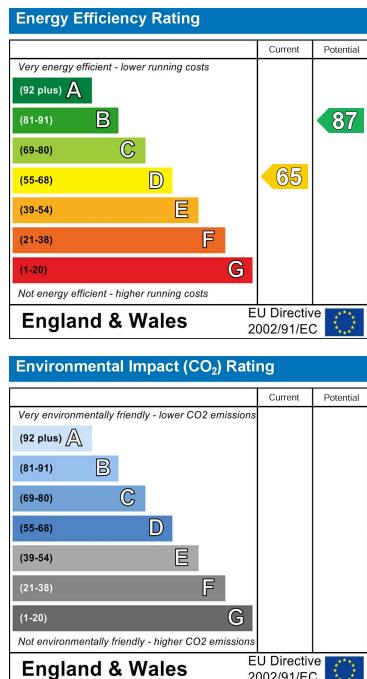
3 BEDROOM SEMI DETACHED HOUSE

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 fixtures and fittings 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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