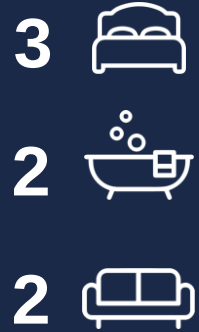




£450,000
23 Birdwood Grove
Portchester, PO16 8AJ

PROPERTY SUMMARY

Offering no onward chain, this three bedroom extended end terrace family home is now available to the market in the popular Birdwood Grove, Portchester. The property comprises a spacious kitchen/diner with bi-fold doors, a modern fitted shower room, a utility room and separate lounge to the ground floor. Upstairs offers three large double bedrooms and a bathroom. Externally, the generous sized rear garden is mainly laid to lawn with rear pedestrian access and a patio area along with a driveway and garage to the front. Please call our Portchester Office to arrange a viewing of this lovely family home.





ENTRANCE HALL

LOUNGE 12' 8" x 12' 6" (3.86m x 3.81m)

KITCHEN 22' 4" x 8' 4" (6.81m x 2.54m)

DINING AREA 20' 3" x 9' 11" (6.17m x 3.02m)

UTILITY ROOM

SHOWER ROOM

LANDING

BEDROOM 1 20' 4" x 10' 1" (6.2m x 3.07m)

BEDROOM 2 13' 5" x 12' 4" (4.09m x 3.76m)

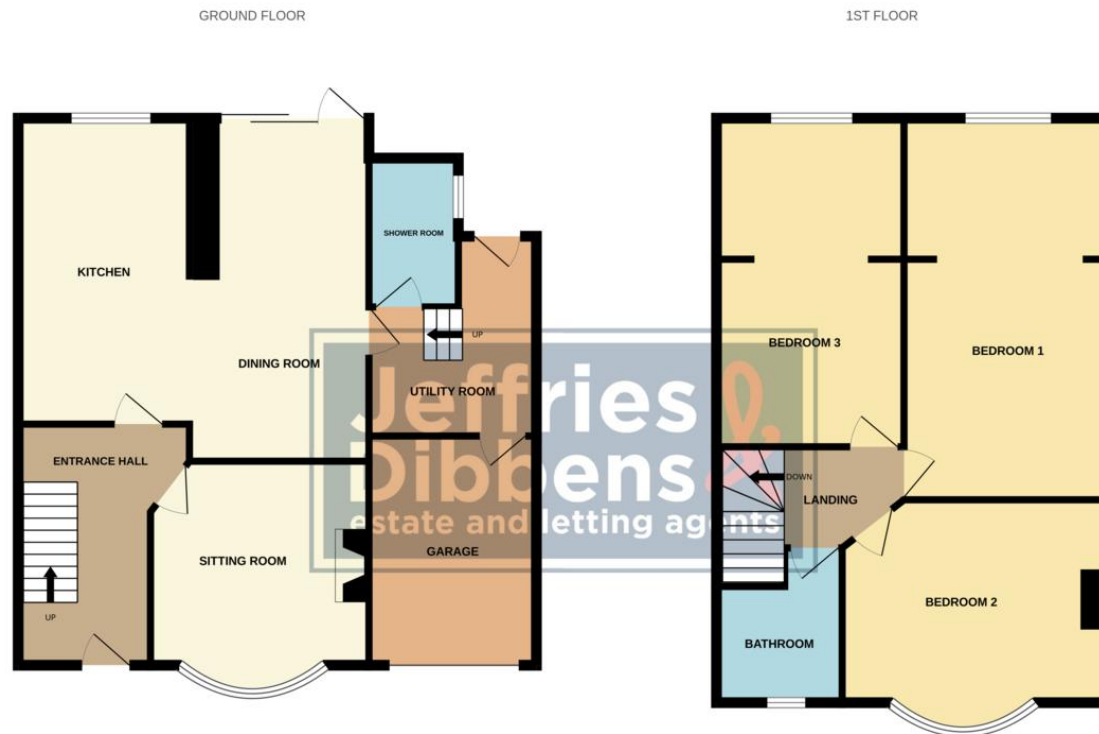
BEDROOM 3 18' 1" x 8' 7" (5.51m x 2.62m)

BATHROOM

REAR GARDEN

GARAGE 14' 6" x 7' 7" (4.42m x 2.31m)





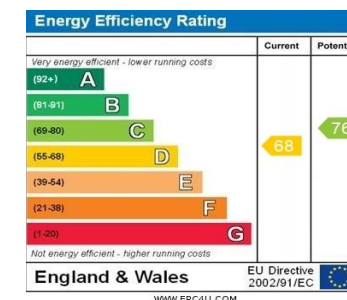
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS

6 West Quay House, 20 West
Street, Fareham, Hampshire,
PO16 0LG

CONTACT

01329 888 328
fareham@dibbensproperty.co.uk
www.jdea.co.uk