

OFFERS IN EXCESS OF
£450,000
33 Holly Grove
PO16 7UP

PROPERTY SUMMARY

Offered with NO ONWARD CHAIN, this spacious four bedroom detached house located within an established road to the north of Fareham town centre is one you will not want to miss out on! The downstairs boasts a modern fitted kitchen/diner, a spacious lounge with sliding doors opening to the garden and a separate study room. Upstairs presents four good size bedrooms, a recently updated bathroom, an ensuite to the second bedroom and also a balcony looking over the front of the property. Externally there is a garage and ample off the road parking to the front as well as a large south facing garden which extends out to the boarder of Skelly Woods. Please contact our Fareham office now to arrange your viewing!





ENTRANCE HALL

STUDY 9' 10" x 7' 9" (3m x 2.36m)

KITCHEN/DINER 22' 11" x 17' 4" (6.99m x 5.28m)

LIVING ROOM 22' 11" x 12' 10" (6.99m x 3.91m)

LANDING

BEDROOM 1 12' 10" x 11' 10" (3.91m x 3.61m)

BEDROOM 2 11' 3" x 10' 3" (3.43m x 3.12m)

ENSUITE

BEDROOM 3 11' 4" x 9' 11" (3.45m x 3.02m)

BEDROOM 4 11' 3" x 8' 11" (3.43m x 2.72m)

BATHROOM

BALCONY

REAR GARDEN

GARAGE



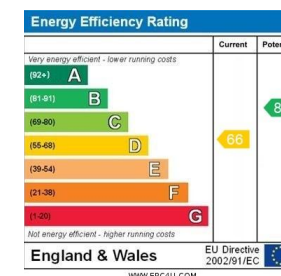
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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