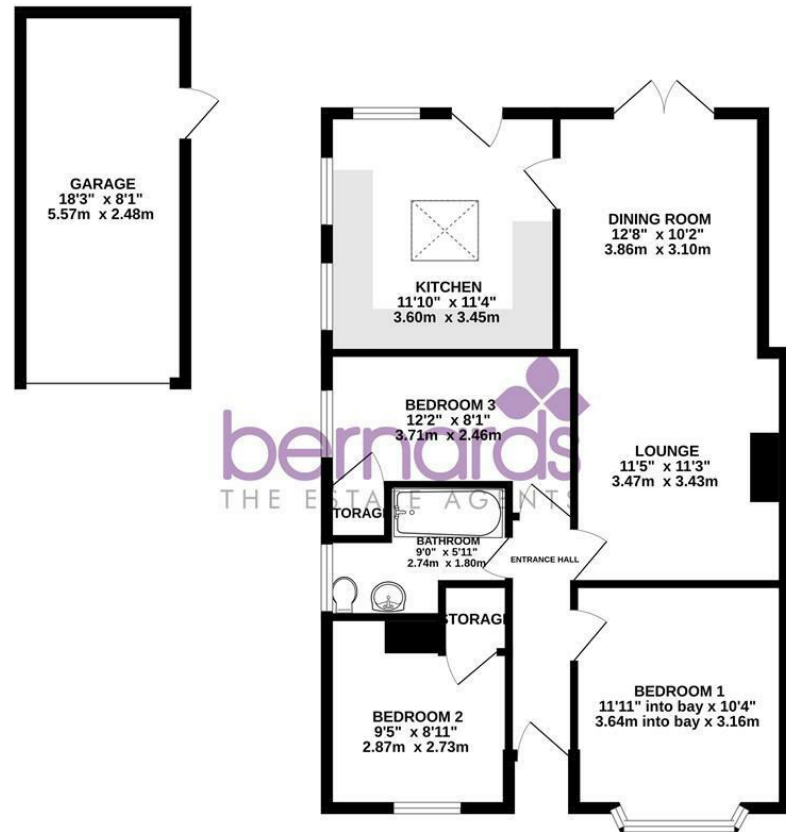


GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Offers Over £350,000

Clive Grove, Portchester PO16 9RR



HIGHLIGHTS

- ❖ Driveway and Garage
- ❖ Three Bedroom Bungalow
- ❖ Popular Location
- ❖ Private West Facing Rear Garden
- ❖ Extended To The Rear
- ❖ Modern Kitchen
- ❖ Cosy Sitting Room With Fireplace
- ❖ Recently Refurbished Bathroom
- ❖ Good School Catchment
- ❖ Walking Distance To Shops and Train Station

This charming three-bedroom semi-detached bungalow is nestled in a sought-after central Portchester location. As you approach, you'll be greeted by driveway parking to the front of the property, offering convenient access, while a single garage at the rear provides additional storage space.

Bedroom one, at the front of the property, boasts generous proportions, illuminated by a bay window, providing ample natural light. Bedroom two offers comfortable accommodation with fitted storage, ideal for organizing belongings, while bedroom three presents a delightful nursery space, perfect for the little ones or a spare bedroom.

The recently refurbished bathroom services all bedrooms, featuring a shower over the bath and convenient fitted storage, ensuring functionality and style. Moving through the centre of the

house, you'll discover a cosy sitting room adorned with a log burner, creating a warm and inviting atmosphere.

The dining area seamlessly connects to the rear garden through glass doors, inviting you to step outside and enjoy the tranquillity of the outdoors. A rear extension has expanded the lounge diner and kitchen, providing a fabulous space for entertaining family and friends.

Step into the rear garden, which underwent a complete transformation a few years ago, courtesy of Garden Rescue, resulting in a picturesque blend of Scandinavian allotment style and Mediterranean charm. This private oasis is perfect for outdoor entertaining or simply unwinding in the sun, benefiting from its west-facing orientation that captures the afternoon to evening sunlight.

Call today to arrange a viewing
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PROPERTY INFORMATION

SITTING ROOM
11'4" x 11'3" (3.47 x 3.43)

DINNING ROOM
12'7" x 10'2" (3.86 x 3.1)

KITCHEN
11'9" x 11'3" (3.6 x 3.45)

BEDROOM ONE
11'11" x 10'4" (3.64 x 3.16)

BEDROOM TWO
9'4" x 8'11" (2.87 x 2.73)

BEDROOM THREE
12'2" x 8'0" (3.71 x 2.46)

BATHROOM
8'11" x 5'10" (2.74 x 1.80)

GARAGE
18'3" x 8'1" (5.57 x 2.48)

COUNCIL TAX BAND - C

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OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

ANTI-MONEY LAUNDERING (AML)

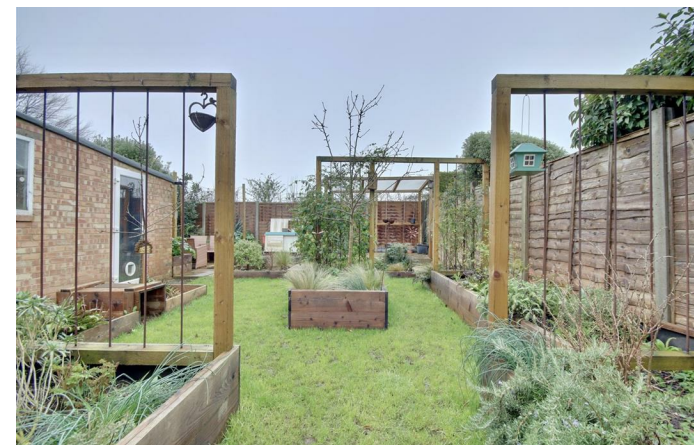
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
England & Wales	EU Directive 2002/91/EC



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