



Guide Price Of  
**£400,000-£420,000**  
Freehold



19 Edward Grove  
Portchester  
Fareham  
PO16 8HY

- Semi-Detached Bungalow
- Three Bedrooms
- Large Rear Garden
- Off Road Parking & Garage

Email - [portchester@jeffries.co.uk](mailto:portchester@jeffries.co.uk) Tel - 023 9243 5000

Guide Price of £400,000-£420,000. "We are delighted to present to the market this semi-detached bungalow on the hillslopes of Portchester. Offering unrestricted views over the Solent and towards Portsmouth Harbour, this substantial property has a host of benefits for the discerning buyer. Briefly comprising of three bedrooms, modern fitted bathroom, kitchen/diner, large lounge and conservatory. Other benefits to this fantastic home include a fantastic sized rear garden, off road parking, garage, double glazing and gas central heating. To appreciate all this property has to offer, please do not hesitate to contact us to arrange your viewing!"

Composite front door leading to:-

#### **PORCH**

Wooden door leading to :-

#### **HALLWAY**

Radiator, stairs to first floor landing, under stairs storage, storage cupboard housing meters and fuse board, leading to:-

#### **LOUNGE**

21' 10" x 13' 11" (6.65m x 4.24m) Rear aspect double glazed doors to conservatory, two radiators, gas fire with marble surround and hearth.

#### **KITCHEN/DINER**

21' 03" x 10' 04" (6.48m x 3.15m) Side and rear aspect double glazed windows, radiator, range of wall and base units, one and a half stainless steel sink and drainer units, integral electric oven with gas hob and hood over, range of integral appliances including dishwasher, washing machine and freezer, space for fridge freezer, door leading to:-

#### **CONSERVATORY**

20' 9" x 10' 9" (6.32m x 3.28m) Rear and side aspect double glazed windows, patio doors leading to garden.



#### **BATHROOM**

7' 05" x 5' 07" (2.26m x 1.7m) Front aspect double glazed window, radiator, P-shaped bath with mains shower head attachment over, low level WC, hand wash basin with cupboard storage below.

#### **BEDROOM**

12' 09" x 10' 04" (3.89m x 3.15m) Front aspect double glazed window, radiator, gas fire with marble surround and hearth.

#### **STAIRS**

Leading to:-

#### **FIRST FLOOR LANDING**

Side aspect double glazed window, loft access, doors leading to:-

#### **BEDROOM**

15' 10" x 10' 01" (4.83m x 3.07m) Front and rear aspect double glazed windows, built in wardrobe space, radiator.

#### **BEDROOM**

9' 01" x 8' 00" (2.77m x 2.44m) Rear aspect double glazed window, radiator.

#### **WC**

Low level WC, hand wash basin, access to eaves storage.

#### **GARDEN**

Mainly laid to lawn, patio areas, flower and shrub borders, vegetable patch, shed and summerhouse both with electric power, access to garage.

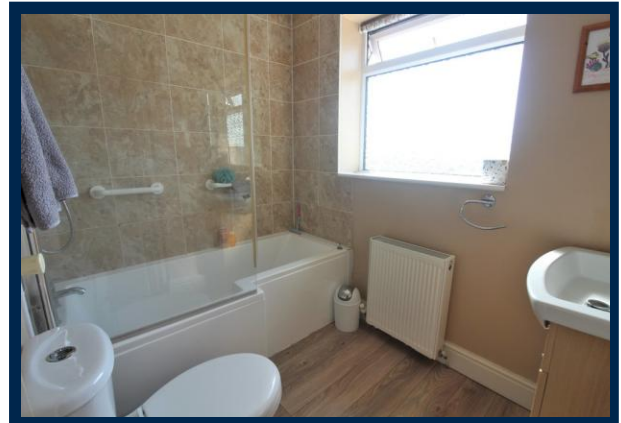
#### **GARAGE**

Up and over door, power and light.

#### **FRONT**

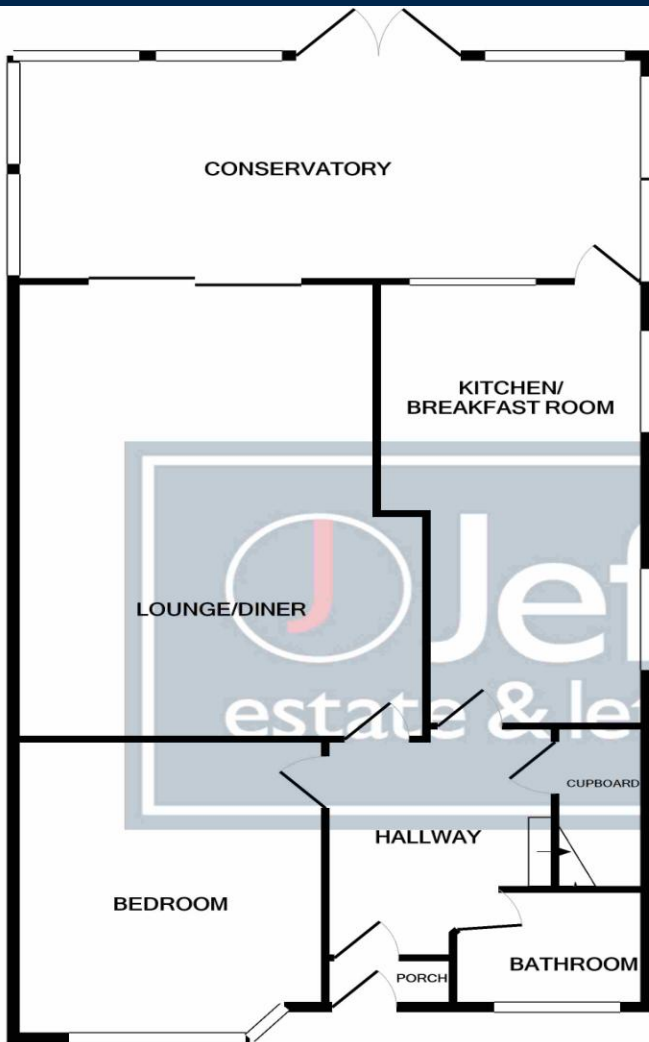
Block paved driveway with parking for 3-4 vehicles, flower and shrub borders, access to garage and garden, steps leading to front door.

Free solicitor quotes available on request

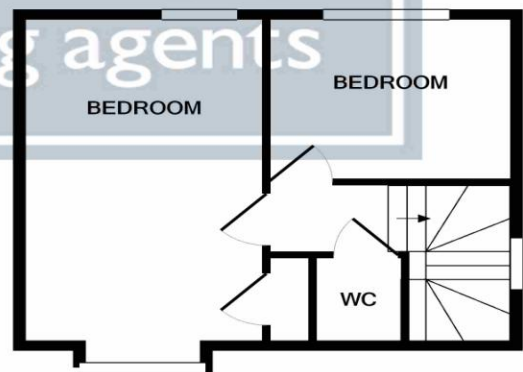


AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

Visit our 'Graham Jeffries Mortgage Desk'



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2020

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		53
(21-38) <b>F</b>	39	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	