

£349,995

85 Kelvin Grove

Portchester, PO16 8LF

PROPERTY SUMMARY

Three bedroom semi-detached family home situated within very close proximity to both the Railway Station and the Town Centre. Offering a great opportunity to make your own mark on your new home as modernisation and improvement are required. Comprising a 25ft lounge/diner, kitchen and three bedrooms with modern shower room to the first floor. In addition the property boasts an impressive 120ft rear southerly aspect garden, off road parking and a garage.





FRONT Off road parking for two cars, shared driveway leading to garage, flower and shrub borders, double glazed front door leading to:-

HALLWAY Radiator, under stairs storage cupboard housing meters and fuse board, doors leading to:-

LOUNGE/DINER 25' 00" x 12' 07" (7.62m x 3.84m) Front aspect double glazed bay window, radiator, gas fire with tile surround and hearth, rear aspect double glazed patio doors leading to garden.

KITCHEN 11' 00" x 7' 10" (3.35m x 2.39m) Side and rear aspect double glazed windows, radiator, range of wall and base units, stainless steel sink and drainer unit, space for appliances, wall mounted gas boiler, rear aspect double glazed door leading to garden.

STAIRS Leading to:-

FIRST FLOOR LANDING Side aspect double glazed window, loft access over, doors to:-

BEDROOM 11' 06" x 10' 10" (3.51m x 3.3m) Front aspect double glazed window, radiator, built in storage space containing immersion heater.

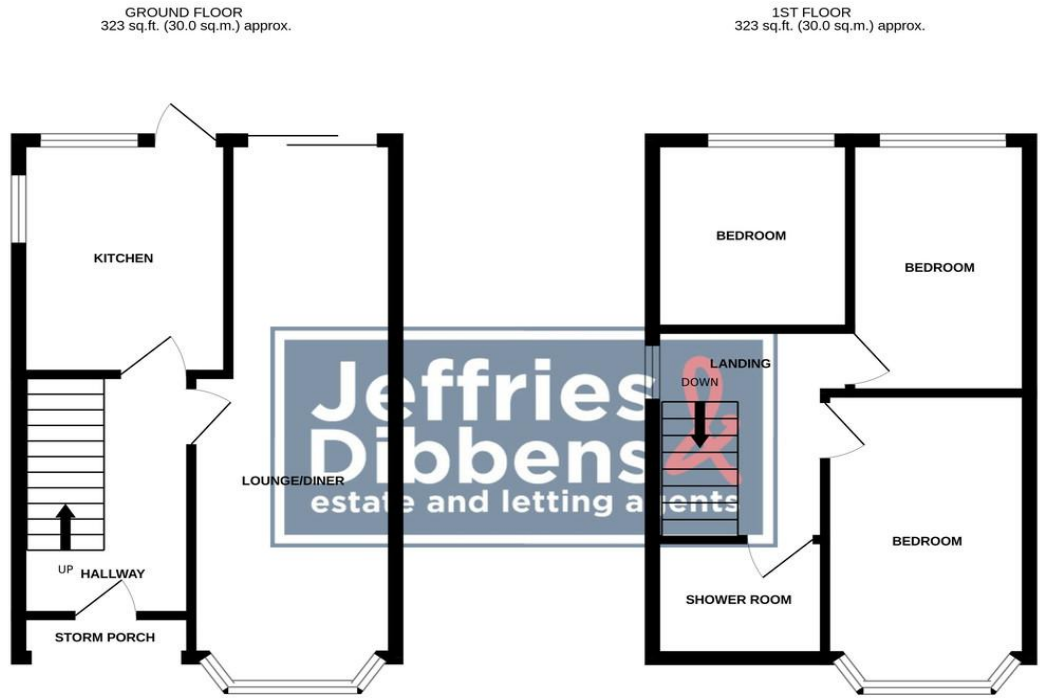
BEDROOM 11' 00" x 10' 08" (3.35m x 3.25m) Rear aspect double glazed window, radiator.

BEDROOM 8' 00" x 7' 10" (2.44m x 2.39m) Rear aspect double glazed window.

SHOWER ROOM 6' 01" x 4' 08" (1.85m x 1.42m) Front aspect double glazed window, modern suite comprising enclosed walk in shower area with mains shower, low flush WC, pedestal hand basin, tiled floor and walls, radiator.

GARDEN 120' 0" APPROX (36.58m) Mainly laid to lawn, flower and shrub borders, side pedestrian access to shared driveway, summerhouse/shed, door leading to:-

GARAGE Up and over door.



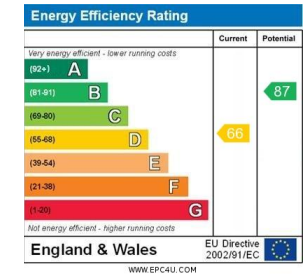
TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 C

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



OFFICE ADDRESS
 78 West Street, Portchester,
 Fareham, PO16 9UN

CONTACT
 023 9243 5000
 portchester@jeffries.co.uk
 www.jdea.co.uk