



GUIDE PRICE  
**£350,000-£360,000**  
**12 Kingfishers**  
Portchester, PO16 8ND



## PROPERTY SUMMARY

Substantial and deceptive four bedroom family home fantastically located within close proximity to Fareham Town Centre, excellent transport links and walking distance of Wicor Recreation Ground. The property boasts two large reception areas giving a choice of uses but currently a lounge/dining room and study, modern kitchen and cloakroom to the ground floor. The first floor provides great family accommodation with three double bedrooms, a single and a spacious four piece combined bath and shower room. The outside provides ample off road parking and a sizeable rear garden with summerhouse.







**HALL** Stairs to first floor landing, radiator, doors to:

**WC** Front aspect double glazed window, low flush WC, vanity hand basin and storage, tiled floor, tiled walls.

**RECEPTION** 16' 0" x 8' 2" (4.88m x 2.49m) Rear aspect double glazed window, radiator.

**RECEPTION ROOM** 19' 0" x 15' 0" (5.79m x 4.57m) Rear aspect double glazed sliding doors to garden, side aspect double glazed window, radiator, door to:

**KITCHEN** 11' 5" x 7' 6" (3.48m x 2.29m) Dual aspect double glazed windows. Range of modern wall and base units with integrated oven, hob and hood. Further integrated appliances with dishwasher and washing machine. Wall mounted boiler, tiled floor and tiled walls, space for fridge/freezer.

**LANDING** Front aspect double glazed window, loft hatch, doors to:

**BEDROOM** 14' 9" x 9' 2" (4.5m x 2.79m) Front and rear aspect double glazed windows, built in wardrobes, overhead storage and dressing table area, radiator.

**BEDROOM** 11' 9" x 9' 2" (3.58m x 2.79m) Rear aspect double glaze window, radiator.

**BEDROOM** 12' 1" x 8' 2" (3.68m x 2.49m) Side aspect double glazed window, radiator.

**BEDROOM** 8' 6" x 5' 6" (2.59m x 1.68m) Side aspect double glazed window, radiator.

**BATH/SHOWER ROOM** Spacious room comprising oversize quadrant shower cubicle with mains rainfall shower system, 3 x 6 spa bath, low flush WC, vanity basin and storage, towel rail radiator, tiled floor, tiled walls.

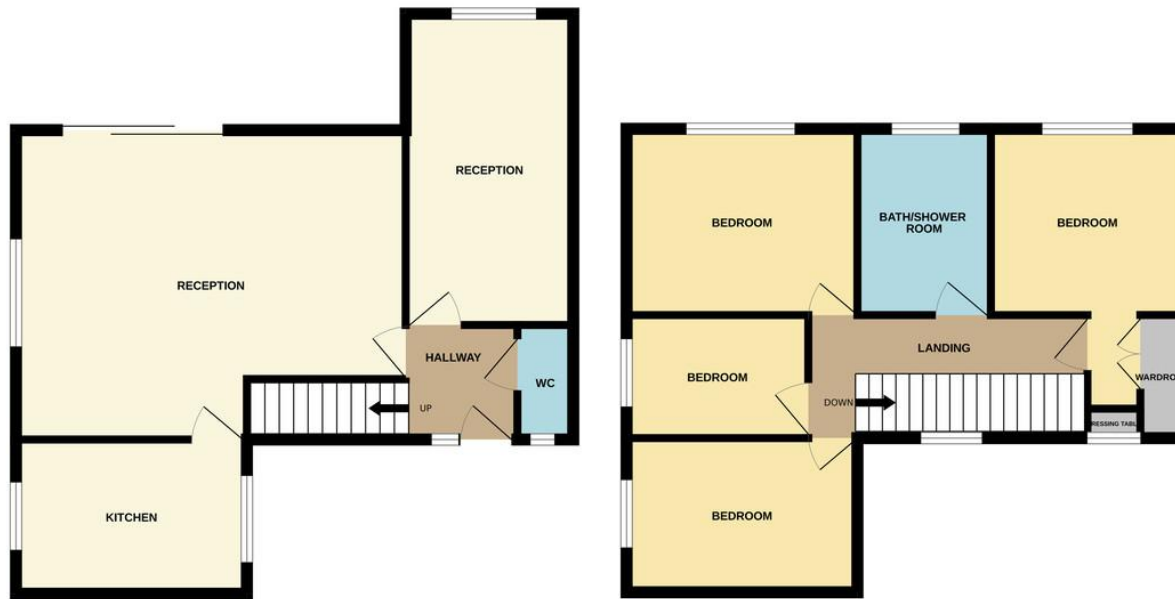
**GARDEN** Brick enclosed garden with side access, lawn area, raised decked area, summer house.

**FRONT** Off road parking for several vehicles.



GROUND FLOOR

1ST FLOOR



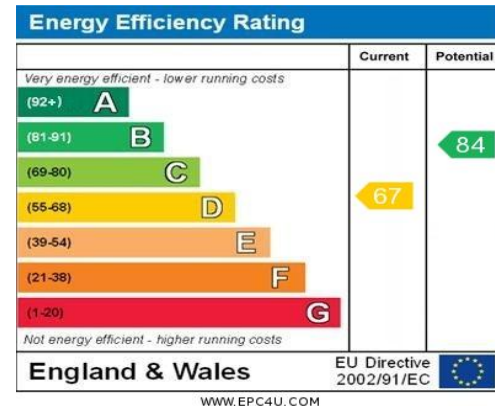
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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