



OFFERS IN EXCESS OF  
**£185,000**  
**44 Collington Crescent**  
Paulsgrove, PO6 4BH

## PROPERTY SUMMARY

Offered with No Forward Chain this one bedroom bungalow would make an ideal first time buy or investment property. The accommodation consists of an open plan living area with kitchen, a modern bathroom and a good size bedroom opening onto a private rear garden. Other benefits include gas central heating and off road parking. To arrange your viewing contact our Portchester Office!





**FRONT** Off road parking, front door to property.

**LIVING/KITCHEN AREA** 18' 02" x 12' 06" (5.54m x 3.81m) Open plan living and kitchen area. Kitchen comprising of wall and base units, integral oven and hob.

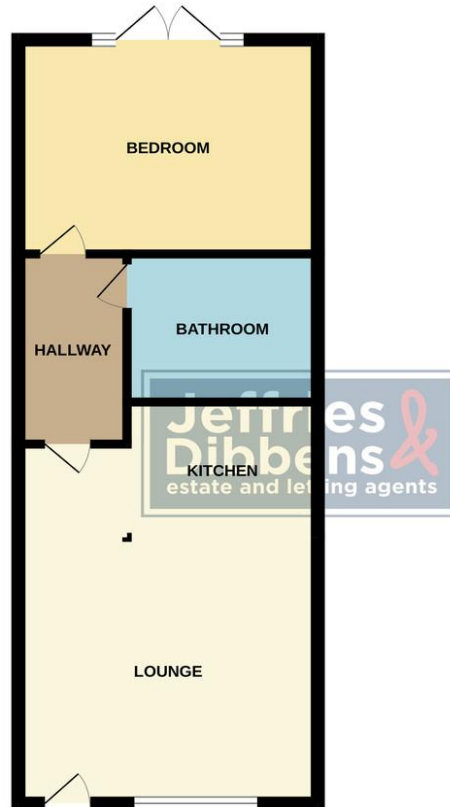
**BATHROOM** 8' 01" x 6' 05" (2.46m x 1.96m)

**BEDROOM** 12' 06" x 8' 07" (3.81m x 2.62m) Patio doors to rear garden.

**REAR GARDEN**



GROUND FLOOR



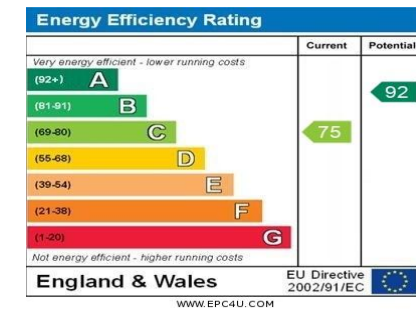
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band A

**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

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

78 West Street, Portchester,  
Fareham, PO16 9UN

**CONTACT**

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