



GUIDE PRICE  
**£515,000 - £535,000**  
**201 Dore Avenue**  
Portchester, PO16 8EU

## PROPERTY SUMMARY

Located in the elevated position of Dore Avenue, Portchester this spacious detached property would make an ideal family home. The property consists of two reception rooms, a modern fitted kitchen, a conservatory and a downstairs WC. To the first floor you will find four double bedrooms and a modern shower room, a particular selling point to this property would be the views from the bedrooms located to the rear of the property. Other benefits include a southerly facing rear garden, a garage and parking. To arrange your viewing contact our Portchester Office today!





**FRONT** Front garden, front door to property.

**HALLWAY**

**WC**

**LOUNGE** 18' 02" x 13' 09" (5.54m x 4.19m)

**DINING ROOM** 12' 0" x 11' 05" (3.66m x 3.48m)

**KITCHEN/BREAKFAST ROOM** 13' 0" x 12' 0" (3.96m x 3.66m)

**CONSERVATORY** 12' 0" x 8' 11" (3.66m x 2.72m)

**LANDING**

**BEDROOM ONE** 12' 01" x 11' 05" (3.68m x 3.48m)

**BEDROOM TWO** 12' 05" x 11' 04" (3.78m x 3.45m)

**BEDROOM THREE** 12' 0" x 10' 06" (3.66m x 3.2m)

**BEDROOM FOUR** 11' 07" x 11' 03" (3.53m x 3.43m)

**SHOWER ROOM**

**GARAGE** 16' 03" x 7' 11" (4.95m x 2.41m)

**DRIVEWAY**

**REAR GARDEN**

GROUND FLOOR

1ST FLOOR



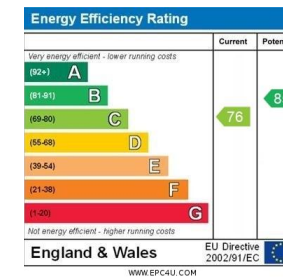
TOTAL FLOOR AREA : 1615sq.ft. (150.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 E

**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



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