



**£365,000**  
**25 Hatherley Crescent**  
Portchester, PO16 9DF

## PROPERTY SUMMARY

Offered with NO FORWARD CHAIN this well presented three bedroom semi detached bungalow is situated in the quiet residential location of Hatherley Crescent, Portchester. The property comprises a large sitting/dining room, three good size bedrooms, a shower room and a kitchen with side access. Externally the property boasts a driveway providing off road parking for multiple vehicles, a garage and a spacious west facing rear garden with storage sheds. To arrange your viewing contact our Portchester Office today!





## **FRONT**

### **ENTRANCE HALL**

**LIVING/DINING ROOM** 24' 09" x 12' 02" (7.54m x 3.71m)

**KITCHEN** 14' 04" x 10' 11" (4.37m x 3.33m)

**BEDROOM 1** 10' 05" x 10' 0" (3.18m x 3.05m)

**BEDROOM 2** 10' 11" x 6' 11" (3.33m x 2.11m)

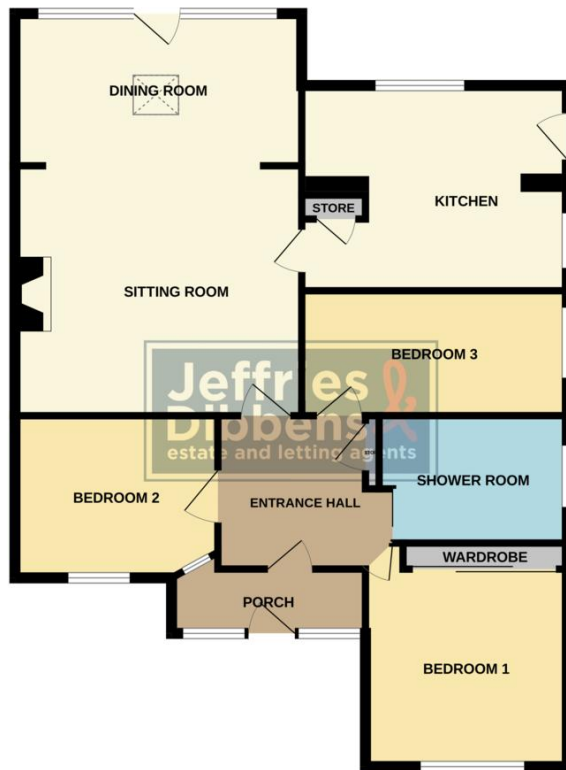
**BEDROOM 3** 8' 10" x 8' 08" (2.69m x 2.64m)

### **SHOWER ROOM**

### **REAR GARDEN**

### **GARAGE**

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 operation or efficiency can be given.  
Made with Metropix ©2024

**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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