



Guide Price
£380,000-400,000
33 Anson Grove
Portchester, PO16 8JQ

PROPERTY SUMMARY

We are pleased to present to the market this three bedroom semi detached property located in the elevated position of Anson Grove, Portchester. With far reaching views over Portsmouth and The Solent which need to be seen to be fully appreciated. The accommodation comprises a modern fitted kitchen, lounge/diner, study and downstairs WC. To the first floor you have three good size bedrooms and family bathroom. Externally there is a sun terrace with steps leading down to the rear garden as well as a garage and off road parking. To arrange your viewing contact our Portchester office.





PORCH Double glazed door and side and front aspect double glazed windows, plumbing for washing machine, floor, under stairs storage cupboard, steps down to lounge, doors to:-

CLOAKROOM Low level WC, vanity storage unit with sink over and stainless steel sink, tiled walls and floor.

KITCHEN 13' 5" x 9' 2" (4.09m x 2.79m) Front aspect double glazed window, range of wall and base units with work surfaces over, integral dishwasher, free standing range cooker with gas hob, space for American style fridge freezer.

LOUNGE/DINER 23' 0" x 15' 7" (7.01m x 4.75m) Double glazed patio doors leading to sun terrace, door to:-

STUDY 10' 10" x 7' 3" (3.3m x 2.21m) Rear aspect double glazed window overlooking garden, wooden flooring.

SUN TERRACE Rear aspect double glazed windows and door onto raised patio area with railings overlooking garden, steps down to rear garden.

FIRST FLOOR LANDING Doors to:-

BEDROOM 11' 10" x 8' 8" (3.61m x 2.64m) Front aspect double glazed window, built in wardrobes along one wall with mirrored doors.

BEDROOM 11' 6" x 8' 8" (3.51m x 2.64m) Rear aspect double glazed window.

BEDROOM 8' 10" x 6' 11" (2.69m x 2.11m) Rear aspect double glazed window, built in storage cupboard.

BATHROOM Front aspect double glazed window, suite comprising of 'P' shaped panelled bath with shower over and glass shower screen, pedestal hand wash basin, low level WC, tiled walls and floor.

OUTSIDE Flat brick tiled driveway with steps down to the front door as well as a slope down to the garage, garden area laid to lawn with plant and shrub borders.

GARDEN Patio seating area with steps leading down to laid to lawn garden with plants and shrubs.

GARAGE Up and over door.



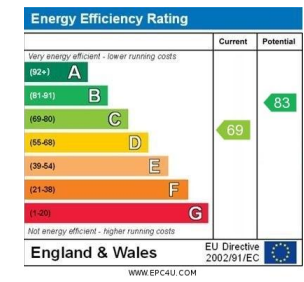
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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