

**£360,000**  
**89 Kelvin Grove**  
Fareham, PO16 8LF



\*\*\*NO ONWARD CHAIN!\*\*\* We are delighted to present to the market this three bedroom semi detached family home situated within very close proximity to both the Railway Station and the Town Centre. Offering a great opportunity to make your own mark on your new home as some modernisation is required. There is a spacious lounge/diner, a fitted kitchen, a garden room, a utility area, a cloakroom and three bedrooms with bathroom to the first floor. In addition the property boasts an impressive rear southerly aspect garden, off road parking and a garage with power & lighting. Please call our Portchester Office to arrange a viewing.





## PORCH

## WC

**LOUNGE/DINER** 24' 05" x 12' 08" (7.44m x 3.86m)

**KITCHEN** 11' 0" x 7' 11" (3.35m x 2.41m)

**GARDEN ROOM** 11' 10" x 7' 09" (3.61m x 2.36m)

**UTILITY ROOM** 6' 05" x 5' 03" (1.96m x 1.6m)

## LANDING

**BEDROOM 1** 13' 0" Into Bay x 12' 6" (3.96m x 3.81m)

**BEDROOM 2** 11' 0" x 8' 05" (3.35m x 2.57m)

**BEDROOM 3** 7' 10" x 7' 11" (2.39m x 2.41m)

## BATHROOM

**GARAGE** 17' 02" x 9' 11" (5.23m x 3.02m)

## REAR GARDEN

**AGENTS NOTE** Electric heating.



GROUND FLOOR

1ST FLOOR



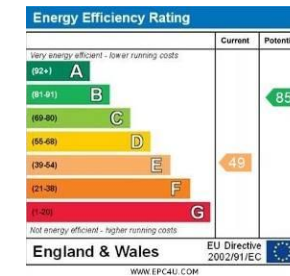
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries & Dibb**  
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