

£460,000
72 Hatherley Crescent
Portchester, PO16 9TG

PROPERTY SUMMARY

Renovated throughout by the current owners, this four bedroom semi-detached chalet style house is located within a sought after area of Portchester and within a close proximity of Portchester Town Centre and Wicor Primary School. The extended living accommodation boasts an entrance hall, a stunning open plan modern fitted 'L' shaped kitchen/diner with bi-folding doors onto the rear garden, a lounge, a modern shower room and a downstairs bedroom. To the first floor, there are three generous sized bedrooms and a modern fitted bathroom. Outside, there is driveway parking, an integral garage and an enclosed rear garden with secure side access. Please give our Portchester Office a call to arrange a viewing!





ENTRANCE HALL

KITCHEN/DINER/FAMILY ROOM 24' 4" x 19' 8" (7.42m x 5.99m)

LOUNGE 15' 2" x 11' 3" (4.62m x 3.43m)

SHOWER ROOM

BEDROOM 3 11' 9" x 8' 2" (3.58m x 2.49m)

LANDING

BEDROOM 1 12' 0" x 11' 3" (3.66m x 3.43m)

BEDROOM 2 15' 1" x 8' 2" (4.6m x 2.49m)

BEDROOM 4 11' 2" x 5' 10" (3.4m x 1.78m)

BATHROOM

REAR GARDEN

GARAGE



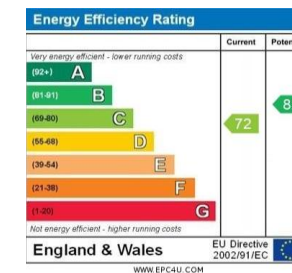
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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