



£265,000
18 Clive Grove
Portchester, PO16 9RR

PROPERTY SUMMARY

This semi-detached bungalow is located to the south of Portchester centre, with its range of shops and facilities. The property does require an element of updating and there is no forward chain. There are two bedrooms, a kitchen, a modern shower room, a lounge, lean to and west facing rear garden. The driveway is shared and there is limited access to the single garage. Please call our Portchester Office to arrange a viewing.





ENTRANCE HALL

BEDROOM 9' 2" x 9' 2" (2.79m x 2.79m)

LIVING ROOM 12' 5" x 9' 11" (3.78m x 3.02m)

SHOWER ROOM

BEDROOM 10' 3" x 9' 11" (3.12m x 3.02m)

KITCHEN 9' 9" x 9' 2" (2.97m x 2.79m)

LEAN TO 7' 3" x 8' 9" (2.21m x 2.67m)

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 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

EPC To Follow

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
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