

OFFERS IN REGION OF

£385,000

3 Marlborough Grove

Portchester, PO16 9RU

PROPERTY SUMMARY

Positioned in the heart of Portchester, Jeffries and Dibbens are thrilled to present this detached two bedroom bungalow with off the road parking to the market. Comprising of two good sized double bedrooms, a bright and airy lounge room, a contemporary fitted kitchen/dining room and a modernized shower room. The property also benefits from a convenient porch at the front of the property. Externally, there is a low maintenance wrap around garden, a detached garage and off the road parking for two cars. This is a property you will not want to miss out on so call us now to arrange your viewing!





PORCH

ENTRANCE HALL

BEDROOM 2

10' 11" x 9' 2" (3.33m x 2.79m)

LOUNGE

14' 11" x 12' 11" (4.55m x 3.94m)

SHOWER ROOM

BEDROOM 1

12' 10" x 11' 10" (3.91m x 3.61m)

KITCHEN/DINER

18' 8" x 10' 10" (5.69m x 3.3m)

LOBBY

GARAGE

REAR GARDEN



GROUND FLOOR



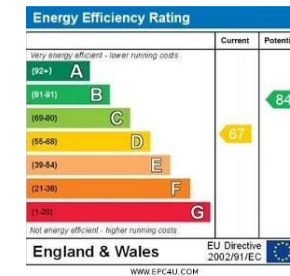
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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
Dibbens &**
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