



GUIDE PRICE

£350,000-£365,000

24 Merton Avenue

Portchester, PO16 9NE

PROPERTY SUMMARY

Being just a short walk away from the shore, this immaculate semi detached bungalow located in the popular Merton Avenue area, is one you will not want to miss out on. The downstairs boasts a double bedroom to the front with a Jack 'n' Jill bathroom, a spacious lounge & dining room, a handy WC as well as a modern fitted kitchen with access to the rear garden. Upstairs comprises a generous sized double bedroom with an ensuite WC. Externally, there is a West facing low maintenance rear garden with side access as well as a large driveway, offering ample off road parking.

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ENTRANCE HALL

BEDROOM 13' 7" x 10' 1" (4.14m x 3.07m)

BATHROOM

LOUNGE 16' 1" x 11' 11" (4.9m x 3.63m)

DINING ROOM 14' 2" x 10' 6" (4.32m x 3.2m)

WC

KITCHEN 11' 10" x 10' 3" (3.61m x 3.12m)

LANDING

BEDROOM 17' 1" max x 15' 10" (5.21m x 4.83m)

ENSUITE WC

REAR GARDEN

DRIVEWAY

GROUND FLOOR

1ST FLOOR

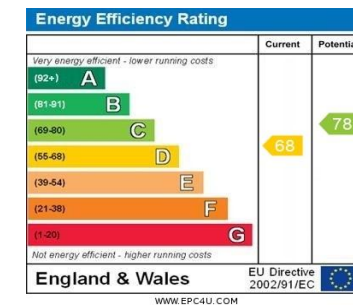


LOCAL AUTHORITY
Fareham Borough Council

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
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