

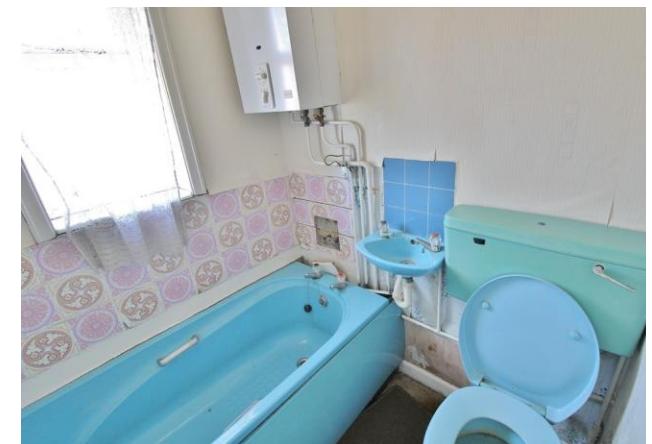


**£235,000**  
**7 Cooper Grove**  
Portchester, PO16 9JZ

## PROPERTY SUMMARY

We are pleased to present to the market this competitively priced two bedroom semi-detached bungalow, close to the Shoreline and within a short distance to Portchester Town Centre. The accommodation boasts a kitchen, a bathroom, a lounge and two double bedrooms. Externally, the south facing rear garden is enclosed with side access to the front. Please contact our Portchester Office to arrange a viewing.

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**ENTRANCE HALL**

**BATHROOM**

**KITCHEN** 7' 3" x 7' 2" (2.21m x 2.18m)

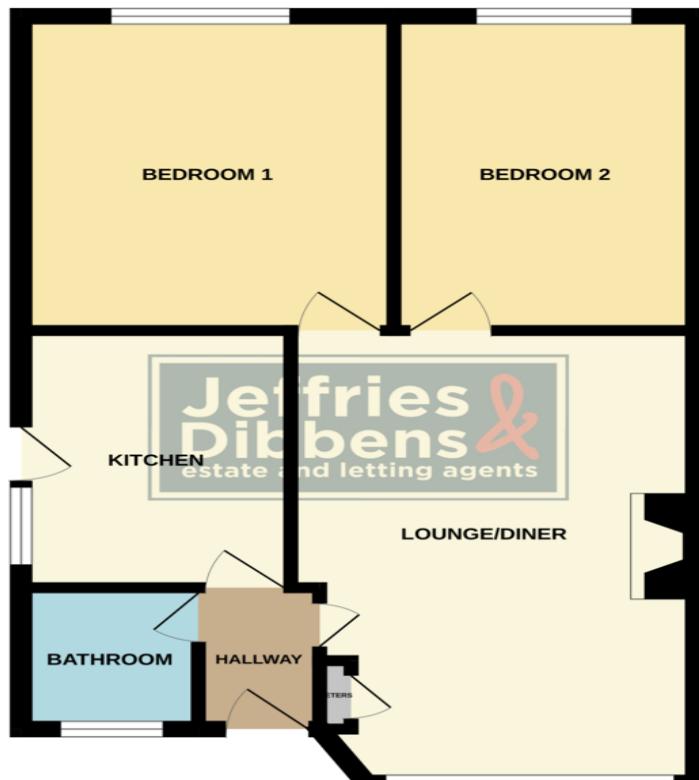
**LOUNGE/DINER** 17' 7" x 10' 9" (5.36m x 3.28m)

**BEDROOM 1** 11' 10" x 10' 2" (3.61m x 3.1m)

**BEDROOM 2** 11' 10" x 7' 11" (3.61m x 2.41m)

**REAR GARDEN**

GROUND FLOOR



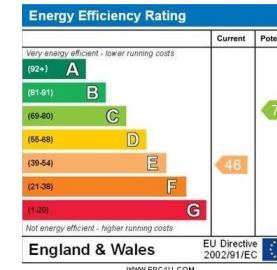
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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