



GUIDE PRICE

£350,000-£375,000

20 Birdwood Grove

Portchester, PO16 8AF

PROPERTY SUMMARY

No Forward Chain! Located in close proximity to Cams Hill Secondary School, local shops and coastal walks, Jeffries & Dibbens is delighted to offer to the market this three bedroom family home in the sought after Birdwood Grove. The downstairs comprises a spacious lounge, a fitted kitchen, utility area and also a separate dining room. Upstairs boasts three double bedrooms and a family bathroom. Externally, there is a west facing rear garden and off road parking to the front. This is one not to miss out on, so call us now to arrange your viewing!





HALL

LOUNGE 13' 0" x 12' 8" (3.96m x 3.86m)

DINING ROOM 12' 4" x 10' 0" (3.76m x 3.05m)

KITCHEN 10' 8" x 8' 8" (3.25m x 2.64m)

UTILITY AREA 11' 1" x 3' 3" (3.38m x 0.99m)

LANDING

BEDROOM 1 14' 8" x 13' 6" (4.47m x 4.11m)

BEDROOM 2 12' 3" x 12' 0" (3.73m x 3.66m)

BEDROOM 3 9' 2" x 8' 8" (2.79m x 2.64m)

BATHROOM 6' 3" x 6' 0" (1.91m x 1.83m)

GARDEN

DRIVEWAY PARKING

GROUND FLOOR

1ST 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**
estate and letting agents

OFFICE ADDRESS

6 West Quay House, 20 West
Street, Fareham, Hampshire,
PO16 0LG

CONTACT

01329 888 328
fareham@dibbensproperty.co.uk
www.jdea.co.uk