



**£285,000**  
**46 Westlands Grove**  
Portchester, PO16 9AE

## PROPERTY SUMMARY

Jeffries & Dibbens is thrilled to welcome this two bedroom semi-detached bungalow to market, located in the highly sought after Westlands Grove! The property comprises two bedrooms, a bathroom, a fitted kitchen and a lounge/dining room with sliding doors leading to the rear garden. Additionally, the property benefits from a garage, a shared driveway and potential for parking to be added to the front garden. The property would benefit from modernisation, so if you are interested please call our Portchester office now to arrange your viewing!

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## HALLWAY

**BEDROOM ONE** 14' 09" x 11' 04" (4.5m x 3.45m)

**BEDROOM TWO** 8' 05" x 7' 05" (2.57m x 2.26m)

**BATHROOM** 6' 00" x 5' 03" (1.83m x 1.6m)

**KITCHEN** 10' 07" x 8' 05" (3.23m x 2.57m)

**LOUNGE/DINNING ROOM** 14' 03" x 11' 04" (4.34m x 3.45m)

**GARAGE**

**REAR GARDEN**



GROUND FLOOR



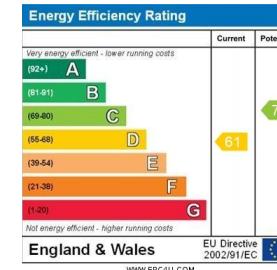
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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