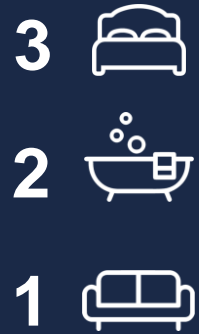


OFFERS IN EXCESS OF  
**£300,000**  
**47 The Fairway**  
Portchester, PO16 8NR



## PROPERTY SUMMARY

We are pleased to present this three bedroom end terrace property located in the highly sought after area of The Fairway, Portchester. The property offers off road parking, a downstairs shower room, a light and airy kitchen/dining area and a separate spacious living room on the ground floor. Upstairs, there are two double bedrooms, a single bedroom/office space as well as the family bathroom. There is a large west facing garden with two outbuildings, one of which is the original double garage which has been converted into a sound proof studio. Please contact our Portchester Office to arrange a viewing.







## HALL

**LOUNGE** 14' 11" x 14' 7" (4.55m x 4.44m)

**KITCHEN/BREAKFAST ROOM** 17' 7" x 7' 9" (5.36m x 2.36m)

**CONSERVATORY** 6' 6" 12" (2m x 0.3m)

**SHOWER ROOM**

**WC**

**LANDING**

**BEDROOM 3** 7' 7" x 6' 0" (2.31m x 1.83m)

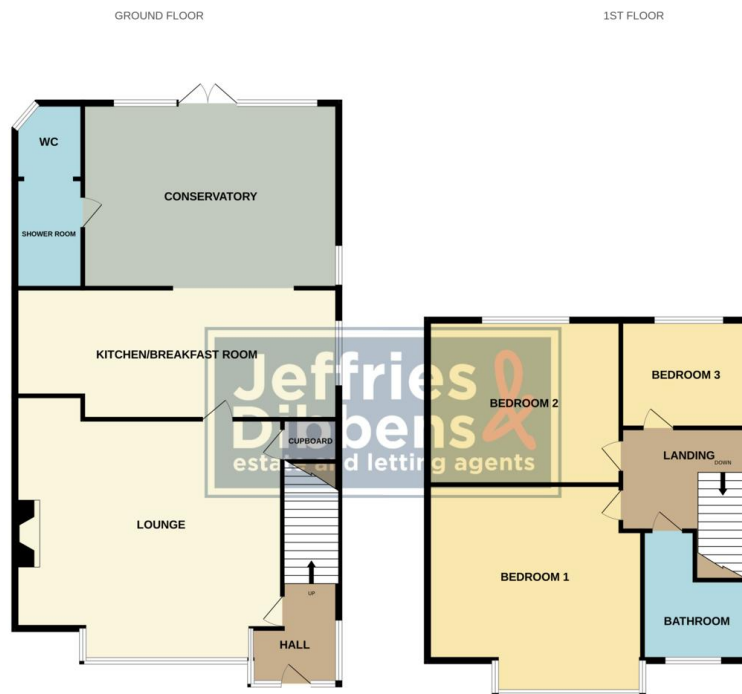
**BEDROOM 2** 9' 5" x 9' 7" (2.87m x 2.92m)

**BEDROOM 1** 13' 2" x 10' 8" (4.01m x 3.25m)

**BATHROOM**

**GARDEN ROOM** 12' 4" x 12' 3" (3.76m x 3.73m)

**STUDIO / DOUBLE GARAGE**



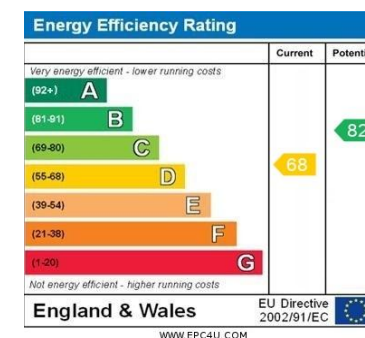
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such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

**Jeffries  
Dibbens**  
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