



£350,000 Freehold



12 Neville Avenue  
Portchester  
Fareham  
PO16 9NX

- Very Well Presented
- Three Bedroom Semi
- West Facing Garden
- Block Paved Driveway

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"Absolutely beautifully presented and extended three bedroom semi-detached home located within equal distance to both the shore line and Portchester town centre. The property has been extensively modernised and a two storey extension added to provide excellent family accommodation with three double bedrooms, large lounge, spacious kitchen/dining space, west facing garden and off road parking. A further benefit of this property is a rear outbuilding that would make great space for home office or gym. Viewing highly advised."

**Matt Spacey, Senior Branch Manager, Senior Branch Manager**

#### **HALL**

Via composite door, front aspect double glazed window, stairs to first floor landing, wood flooring, under stairs storage, vertical radiator, doors to:-

#### **LOUNGE**

16' 4" x 12' 0" (4.98m x 3.66m) Front aspect double glazed window, radiator, wood flooring.

#### **CLOAKROOM**

Modern suite comprising of low flush WC, vanity unit hand wash basin and storage, tiled walls, tiled floor, towel rail radiator, storage cupboard.

#### **KITCHEN/DINING ROOM**

17' 8" x 11' 7" (5.38m x 3.53m) Rear aspect double glazed window and 'Bi-fold' doors to leading to west face garden, Modern range of wall, tall, base and carousel units with granite work surfaces over, inset stainless steel one and a half sink, integrated, fridge/freezer, washing machine and tumble dryer, space for range cooker with hood over, radiator, tiled surrounds, wood flooring..

#### **FIRST FLOOR LANDING**

Loft hatch, side aspect double glazed window, doors to:-

#### **BEDROOM**

19' 11" x 8' 7" (6.07m x 2.62m) Rear aspect double glazed window, vaulted ceiling to bedroom area, natural dressing area with double fronted mirrored wardrobes, dressing table area, vertical radiator.

#### **BEDROOM**

12' 0" x 7' 3" (3.66m x 2.21m) Rear aspect double glazed window, radiator.

#### **BEDROOM**

8' 10" x 8' 8" (2.69m x 2.64m) Front aspect double glazed window, radiator.

#### **BATHROOM**

Comprehensive modern suite comprising Japanese style spa/bath, enclosed shower cubicle with mains shower over, low flush w.c, vanity hand basin with drawer storage, decorative stone splashback area, tiled floor, tiled walls, towel rail radiator.

#### **GARDEN**

West facing rear garden comprising large decked area, artificial lawn area, vehicular access, door to:-

#### **HOME OFFICE/GYM**

20' 5" x 7' 8" (6.22m x 2.34m) Front aspect double glazed window and double glazed door, insulated room with power and light ideal for Gym, home office or treatment area.

#### **FRONT**

Block paved off road parking.



Free solicitor quotes available on request





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