



Guide Price Of
£300,000-£320,000



30 Shorehaven
Portsmouth
Hampshire
PO6 4RU

- End Terraced House
- Three Bedrooms
- Off Road Parking
- No Forward Chain

Email - portchester@jeffries.co.uk Tel - 023 9243 5000

"Close to Portchester and next to the shoreline is this well presented three bedroom house in Shorehaven. The property comprises three bedrooms, modern family bathroom, new kitchen, separate dining room and separate living room. With off road parking for two cars and offered with no forward chain this property is highly recommended for viewing. Contact the Portchester and Fareham office to arrange an internal viewing. "

Kieran Boyton-Salts, Sales Negotiator, Portchester and Fareham Office

PORCH

Front and side aspect windows, door to:-

HALLWAY

Solid wood flooring, radiator.

CLOAKROOM

Side aspect double glazed window, towel rail radiator, vanity unit with hand wash basin, low level wc.

KITCHEN

13' 06" x 8' 01" (4.11m x 2.46m) Front aspect double glazed window, wood flooring, tiled to principal areas, range of wall and base units, space for fridge/freezer, washing machine, tumble dryer and dishwasher, gas hob with electric oven, sink with drainer unit integrated into worktop and breakfast bar, radiator.

DINING ROOM

14' 08" x 10' 04" (4.47m x 3.15m) Side aspect double glazed window, radiator, borrowed light opening, electric fire, cupboard, opening to:-

LIVING ROOM

13' 0" x 9' 0" (3.96m x 2.74m) Rear aspect double glazed windows and double doors to garden, 'Velux' windows, radiator.

BEDROOM ONE

10' 04" x 8' 04" (3.15m x 2.54m) Front aspect double glazed window, radiator, two built in wardrobes, views to Portsmouth Harbour.

BATHROOM

7' 0" x 5' 01" (2.13m x 1.55m) Front aspect double glazed window, towel rail radiator, vanity unit hand wash basin, low level wc, bath with electric shower over, tiled throughout.

BEDROOM TWO

11' 04" x 8' 08" (3.45m x 2.64m) Rear aspect double glazed window, radiator.

BEDROOM THREE

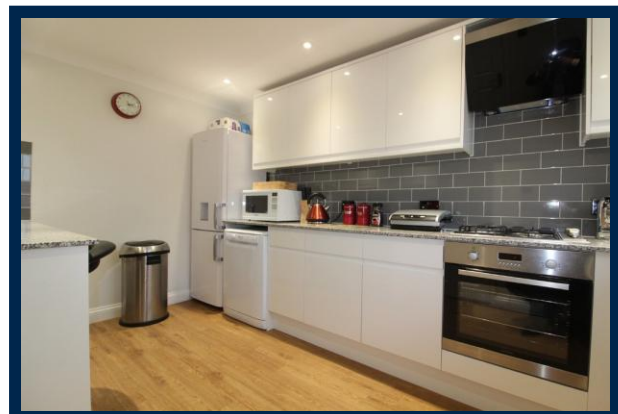
8' 02" x 6' 02" (2.49m x 1.88m) Rear aspect double glazed window, radiator.

GARDEN

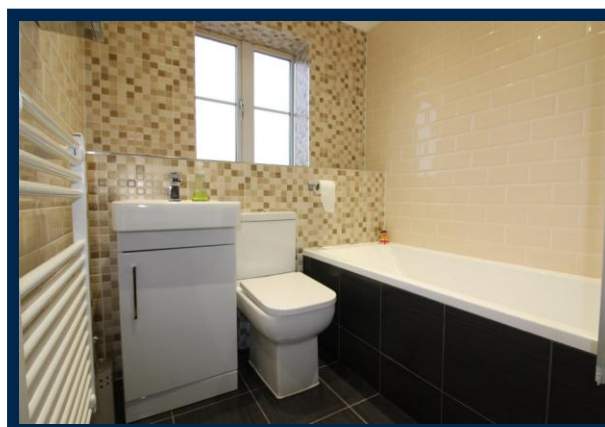
Partially paved with partial decking area, small pond, shed, side access.

FRONT

Brick paved with off road parking for two cars.

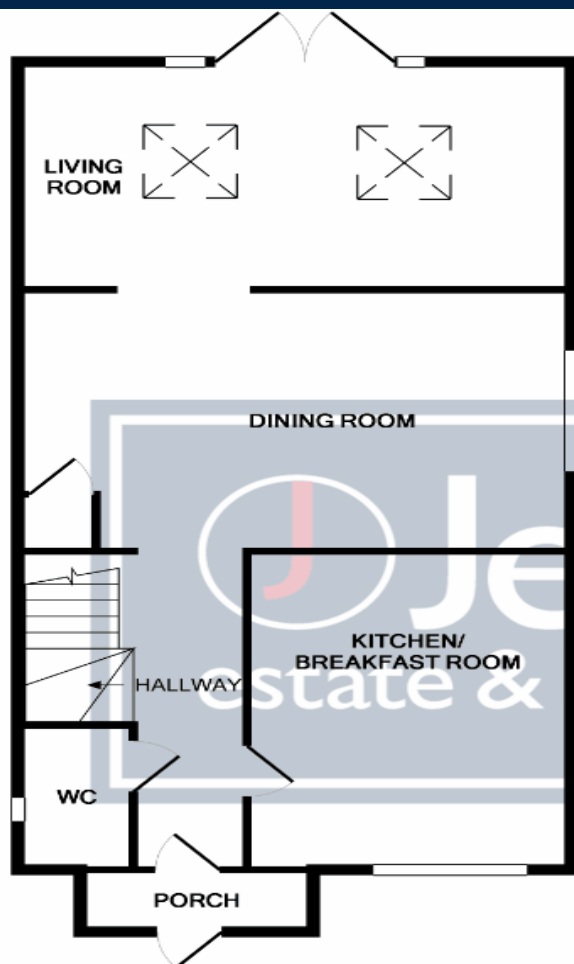


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GROUND FLOOR
APPROX. FLOOR
AREA 730 SQ.FT.
(67.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1235 SQ.FT. (114.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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