



£400,000 Freehold



23 Moraunt Drive  
Portchester  
Fareham  
PO16 9EF

- Detached Family Home
- Two Bath/Shower Rooms
- South Facing Garden
- Off Road Parking & Garage

Email - [portchester@jeffries.co.uk](mailto:portchester@jeffries.co.uk) Tel - 023 9243 5000

“Located within walking distance of the shore is this very well presented three bedroom detached family home. The property offers good sized family accommodation with a spacious kitchen and utility room, lounge, modern conservatory, three bedrooms, bathroom and separate shower room. With ample off road parking, garage and a delightful south facing rear garden. Viewing is most highly recommended.”

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

#### **ENTRANCE HALL**

Side aspect double glazed window, under stairs storage, two radiators, doors to:-

#### **CLOAKROOM**

Side aspect double glazed window, electric shower, pedestal hand wash basin, low level WC, radiator.

#### **KITCHEN**

14' 08" x 9' 4" (4.47m x 2.84m) Side aspect double glazed window, wall mounted condensing boiler, wall and base units, space for appliances, sink and drainer unit, tiled surrounds, tiled floor, doors to conservatory and utility room.

#### **CONSERVATORY**

17' 7" x 9' 3" (5.36m x 2.82m) Rear and side aspect double glazed windows, radiator, doors to garden, doors to lounge and kitchen.

#### **UTILITY ROOM**

9' 11" x 8' 1" (3.02m x 2.46m) Rear aspect double glazed window, range of wall and base units, sink and drainer unit, space for appliances, tiled floor, doors to garden.

#### **LOUNGE**

15' 10" x 9' 7" (4.83m x 2.92m) Front aspect double glazed window, fireplace with electric fire and gas point, two radiators, doors to conservatory.

#### **FIRST FLOOR LANDING**

Side aspect double glazed window, loft hatch, cupboard housing hot water tank, doors to:-

#### **BEDROOM**

12' 5" x 9' 4" (3.78m x 2.84m) Rear aspect double glazed window built in sliding door wardrobes, radiator.

#### **BEDROOM**

10' 0" x 9' 4" (3.05m x 2.84m) Rear aspect double glazed window, built in sliding door wardrobes, radiator.

#### **BEDROOM**

9' 7" x 6' 3" (2.92m x 1.91m) Front aspect double glazed

#### **BATHROOM**

Front aspect double glazed window, panelled bath with shower over, pedestal hand wash basin, low level WC, radiator.

#### **GARDEN**

South facing rear garden with spacious lawn area, mature and attractive borders, patio seating area, side pedestrian access, personal door to garage.

#### **GARAGE**

Up and over door, PVC door to garden, power and light.

#### **FRONT**

Ample of road parking, attractive borders.

#### **AGENTS NOTE**

Please be advised that an application has been made to develop the land immediately adjacent to this property at the end of Moraunt Drive.

Details can be found at:

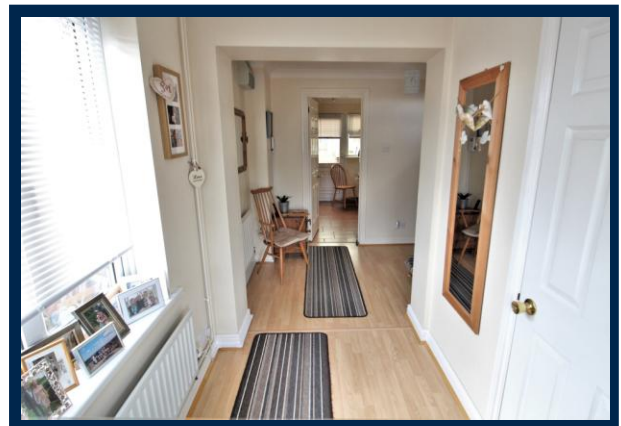
<https://www.fareham.gov.uk/casetrackerplanning>.

Planning reference is P/18/0654/FP. Please ensure that you have looked at this proposal prior to booking any viewing.



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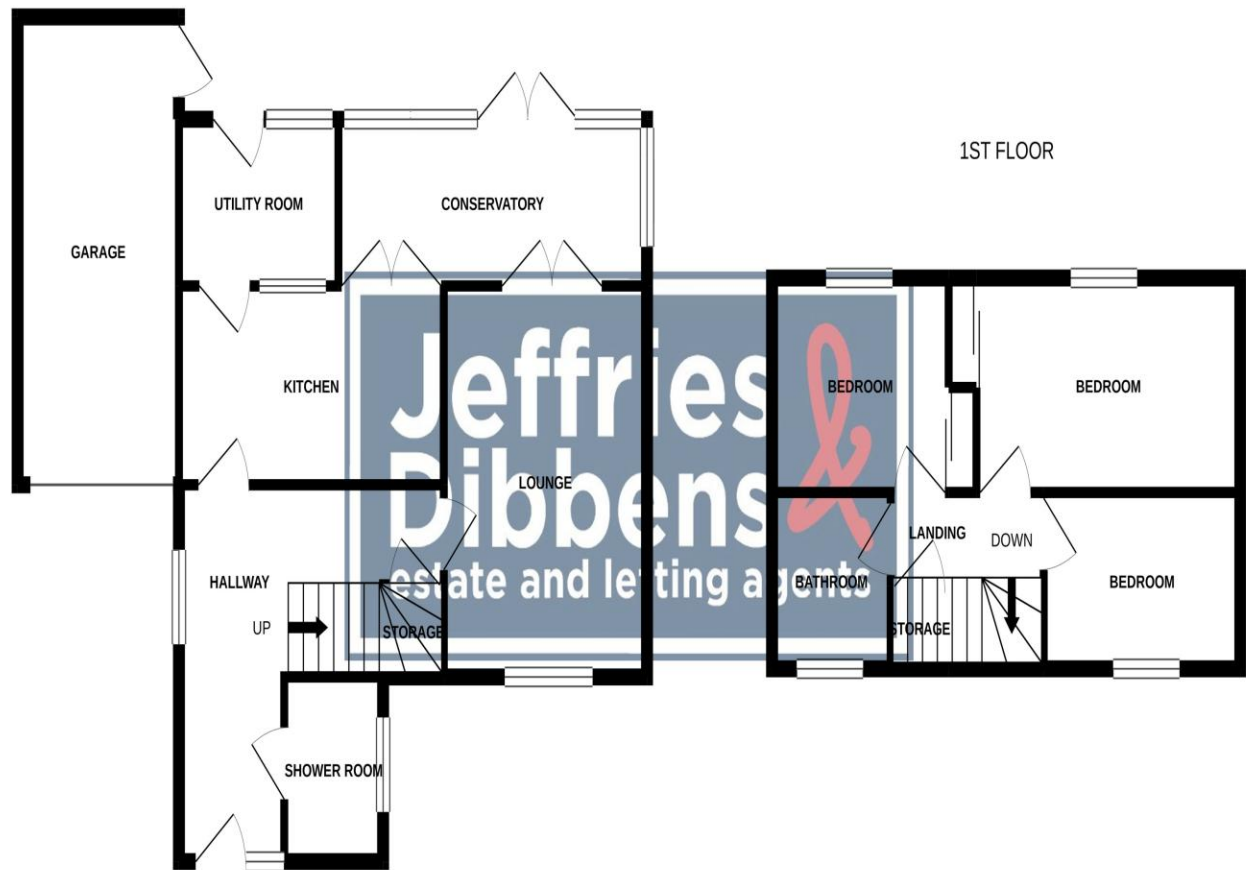




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## GROUND FLOOR



## 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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