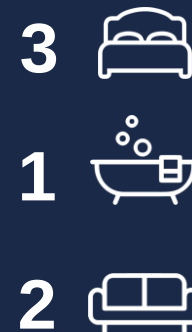


£350,000
26 Tamar Close
Portchester, PO16 8QF

Offered with no forward chain! We are delighted to welcome to the market this well-presented three bedroom semi-detached home, situated in the popular cul-de-sac location of Tamar Close, Portchester. The ground floor comprises an entrance hallway, lounge, dining area with sliding doors opening onto the conservatory and a modern fitted kitchen. Upstairs are three bedrooms, including two generous doubles, along with a family bathroom. Externally, the property benefits from a front garden, driveway and garage. The landscaped rear garden features established shrubs, mature trees and planted borders, along with a pond and seating area, creating a lovely outdoor space to enjoy. Further benefits include secure side access and potential for additional off road parking, subject to the necessary planning permission. Please contact our Portchester office today to arrange your viewing!





ENTRANCE HALL 14' 4" x 5' 6" (4.39m x 1.70m)

LOUNGE 13' 3" x 11' 0" (4.05m x 3.36m)

DINING ROOM 9' 8" x 9' 3" (2.96m x 2.84m)

KITCHEN 9' 9" x 7' 2" (2.99m x 2.19m)

CONSERVATORY 8' 3" x 17' 2" (2.54m x 5.23m)

LANDING

BEDROOM ONE 13' 4" x 10' 0" (4.08m x 3.05m)

BEDROOM TWO 10' 1" x 9' 9" (3.09m x 2.98m)

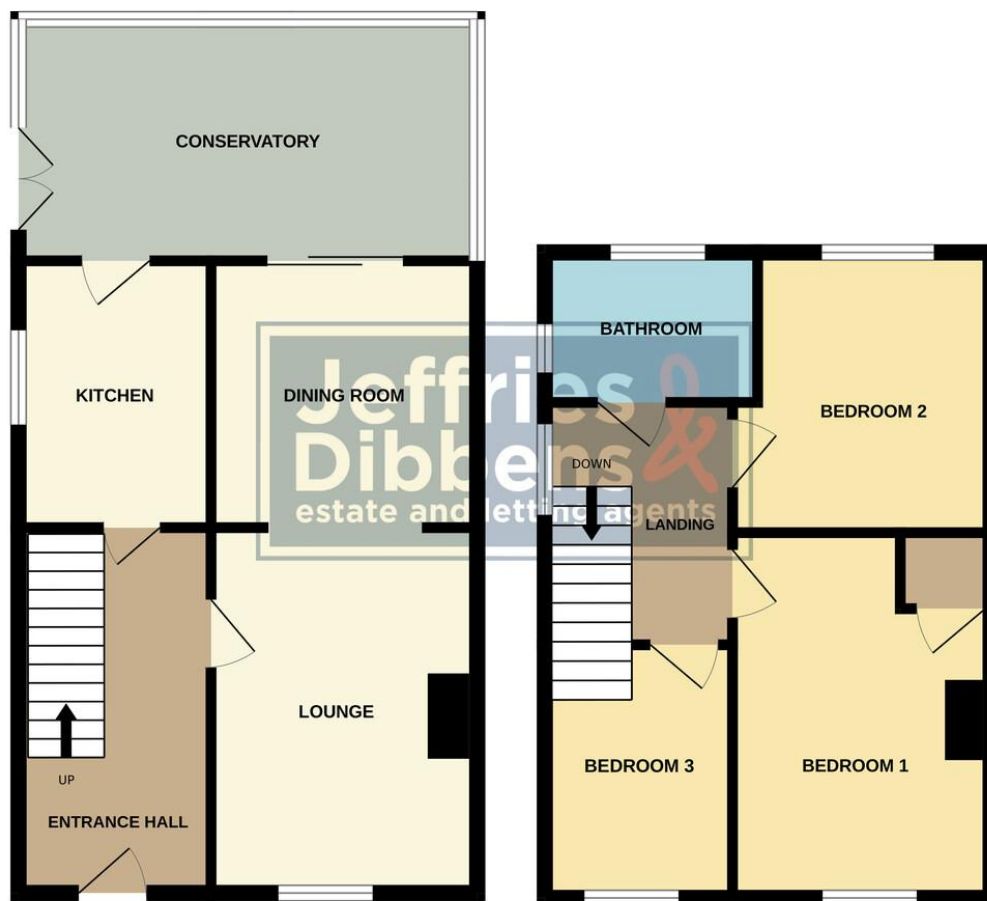
BEDROOM THREE 9' 3" x 6' 7" (2.84m x 2.01m)

BATHROOM 5' 5" x 7' 6" (1.66m x 2.31m)

REAR GARDEN

DRIVEWAY

GARAGE



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

**Jeffries
& Dibbens**
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