



£365,000
40 Westlands Grove
Portchester, PO16 9AE

This beautifully presented three bedroom semi-detached bungalow situated in the sought after Westlands Grove, Portchester is now available for viewings! With its downstairs comprising an entrance porch, a shower room, a modern fitted kitchen, a spacious lounge, a conservatory/dining room, and two good size bedrooms. Upstairs, there is a double bedroom with storage space. Externally, the property boasts a pretty rear garden, a garage with an electric door, and a driveway to the front. If this property catches your eye then call our Portchester office right now before you miss out!

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PORCH

HALL

SHOWER ROOM 6' 1" x 5' 2" (1.85m x 1.57m)

KITCHEN 10' 3" x 8' 3" (3.12m x 2.51m)

CONSERVATORY 8' 4" x 17' 5" (2.54m x 5.31m)

LOUNGE 13' 11" x 11' 6" (4.24m x 3.51m)

BEDROOM ONE 12' 7" x 11' 7" (3.84m x 3.53m)

BEDROOM THREE 7' 5" x 8' 4" (2.26m x 2.54m)

STAIRS

BEDROOM TWO 9' 1" x 13' 1" (2.77m x 3.99m)

STORAGE

GARDEN

GARAGE

DRIVEWAY



GARAGE

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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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		
69-80	C		73 C
55-68	D	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
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