



OFFERS IN EXCESS OF
£315,000
10 Olive Crescent
Portchester, PO16 9NU

PROPERTY SUMMARY

This three bedroom semi-detached home is located within a peaceful cul-de-sac in central Portchester and is within easy walking distance of the high street, Portchester Castle and the shoreline. The property comprises hallway, lounge, kitchen and shower room to the ground floor with three bedroom and an en-suite bathroom to the first floor. Benefits include off road parking for multiple vehicles, a detached 18'10 garage/workshop, gas central heating and double glazing. To arrange your accompanied viewing, contact Jeffries and Dibbens (Portchester).





ENTRANCE

LOUNGE

16' 5" x 10' 8" (5m x 3.25m)

KITCHEN

10' 0" x 9' 6" (3.05m x 2.9m)

SHOWER ROOM

6' 9" x 4' 8" (2.06m x 1.42m)

LANDING

BEDROOM ONE

9' 3" x 9' 0" (2.82m x 2.74m)

EN-SUITE BATHROOM

9' 4" x 4' 9" (2.84m x 1.45m)

BEDROOM TWO

10' 2" x 7' 6" (3.1m x 2.29m)

BEDROOM THREE

9' 8" x 7' 7" (2.95m x 2.31m)

OUTSIDE

PARKING Ample off road parking to front, with driveway leading to rear garden and:

GARAGE / WORKSHOP

18' 10" x 12' 1" (5.74m x 3.68m) Up and over door.



TOTAL FLOOR AREA : 656sq.ft. (60.9 sq.m.) approx.

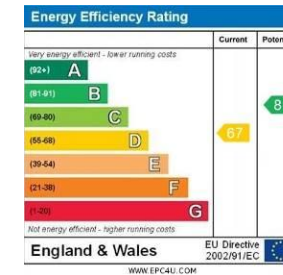
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 D

VIEWINGS
By prior appointment only



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.



OFFICE ADDRESS
78 West Street, Portchester,
Fareham, PO16 9UN

CONTACT
023 9243 5000
portchester@jeffries.co.uk
www.jdea.co.uk