



23 The Peregrines, Fareham, PO16 8QU
Offers In Excess Of £275,000



The Peregrines |
Fareham | PO16 8QU
Offers In Excess Of £275,000

W&W are pleased to offer for sale this three bedroom terraced home offered with no chain ahead. The property boasts three bedrooms, lounge/dining room, kitchen, conservatory & main bathroom. The property also benefits from a garden, garage & allocated parking.

The Peregrines is situated the sought after area of Portchester. The property is within walking distance of Cams Hall estate providing leisure facilities & eateries. You'll also find local amenities in Portchester being a 20 minute walk away. Excellent transport links are close by with the M27 being a short drive away & the local Portchester train station being a 5 minute drive away. The property also sits within Catchment of the local Cams Hill secondary school.



ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Three bedroom terraced home offered with no chain ahead

Lounge/dining room with patio doors opening into the conservatory

Kitchen with space for appliances

Conservatory with doors opening out to the rear garden

Three double bedrooms

Main bathroom comprising three piece suite

Garden laid to lawn & paved patio

Garage & allocated parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>

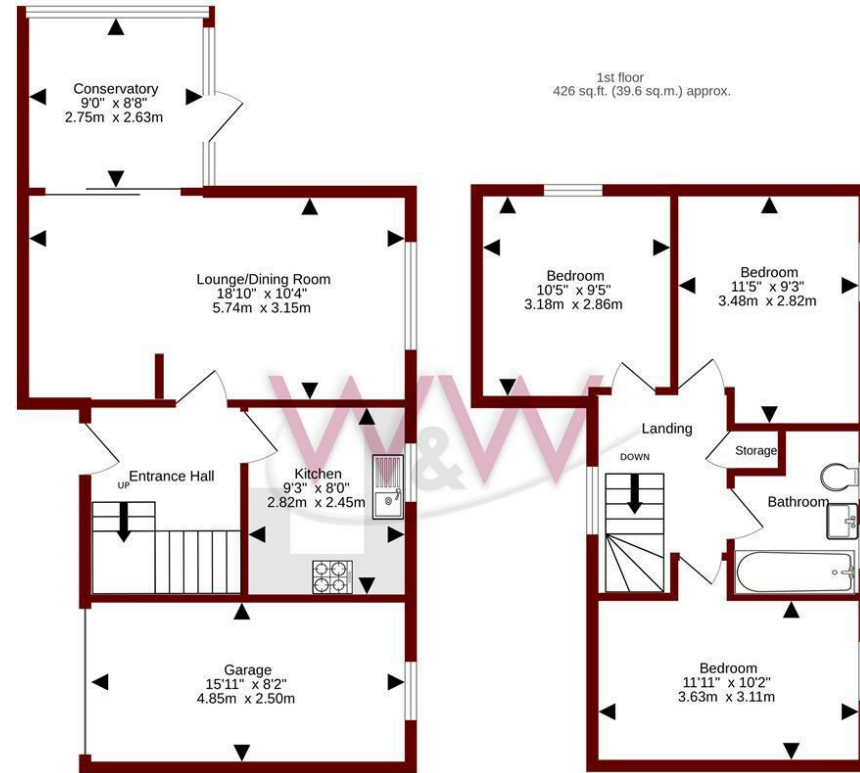
The current seller informs us that they have mobile signal and are no

current black spots. Please check here for all networks -

<https://checker.ofcom.org.uk/>



Ground floor
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 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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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | 69 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - D

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