

OFFERS OVER

£300,000

76 Portsdown Road

Portchester, PO6 4QH

Situated on the popular Portsdown Road, we are pleased to offer to the market this charming three bedroom semi-detached family home! The accommodation has been extended and modernised throughout, offering a spacious kitchen/dining area, a separate lounge which is currently being used as a bedroom, a family bathroom and a further three bedrooms upstairs. Externally, the large rear garden is mainly laid to lawn with a separate patio area, a summer house with power and lighting, and a handy storage shed. This is one not to miss out on! Please give our Portchester office a call to arrange a viewing!

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PORCH

HALLWAY

FAMILY ROOM 12' 10" x 9' 9" (3.91m x 2.97m)

KITCHEN 18' 9" x 14' 9" (5.72m x 4.5m)

LOUNGE/BEDROOM 14' 3" x 9' 10" (4.34m x 3m)

LANDING

BEDROOM ONE 12' 10" x 9' 10" (3.91m x 3m)

BEDROOM TWO 11' 11" x 7' 11" (3.63m x 2.41m)

BEDROOM THREE 8' 10" x 7' 3" (2.69m x 2.21m)

BATHROOM 5' 10" x 5' 3" (1.78m x 1.6m)

GARDEN

SUMMER HOUSE 17' 5" x 7' 8" (5.31m x 2.34m)





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 B

VIEWINGS
By prior appointment only

Epc to follow.

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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