

Jeffries & Dibbens
estate and letting agents

£225,000

38 Portland Street

Fareham, PO16 0NF

Town Centre Location & No Onward Chain! Ideally positioned in the heart of Fareham town centre, this well-presented two-bedroom cottage style home offers the perfect blend of character and convenience, with the town's shops, cafés, restaurants, train station and wider amenities all just moments from the doorstep. The accommodation comprises a lounge to the front, separate dining room, fitted kitchen and bathroom, with two generous double bedrooms to the first floor. Outside, the property benefits from a west-facing rear garden with off-road parking to the rear. An excellent opportunity for first-time buyers or investors alike, with its highly sought-after town centre position making this a particularly convenient home. Viewing is strongly recommended to fully appreciate both the property and its superb central location.

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1

2









LOUNGE 11' 0" x 12' 0" (3.37m x 3.66m)

DINING ROOM 13' 8" x 12' 0" (4.17m x 3.67m)

KITCHEN 13' 6" x 5' 7" (4.12m x 1.72m)

BATHROOM 6' 11" x 5' 8" (2.11m x 1.73m)

LANDING

BEDROOM ONE 11' 1" x 12' 0" (3.40m x 3.67m)

BEDROOM TWO 11' 0" x 12' 0" (3.36m x 3.67m)

REAR GARDEN

DRIVEWAY







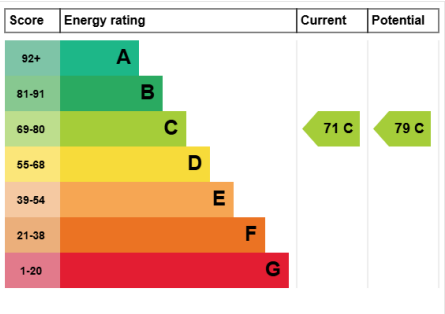
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.

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