



£280,000
48 Westlands Grove
Portchester, PO16 9AE

Having no onward chain and being situated in the highly sought after Westlands Grove, this three bedroom semi-detached bungalow, in need of modernisation, is a must see! The property comprises of a kitchen, a spacious lounge room opening up into the conservatory, a shower room and two bedrooms downstairs as well as an additional bedroom upstairs. With ample options for extending and improving the property, we highly advise all those looking for a project to call us now!

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HALLWAY

BATHROOM

LOUNGE 13' 10" x 11' 05" (4.22m x 3.48m)

KITCHEN 10' 6" x 8' 04" (3.2m x 2.54m)

CONSERVATORY 15' 09" x 7' 06" (4.8m x 2.29m)

BEDROOM 1 12' 01" x 11' 04" (3.68m x 3.45m)

BEDROOM 2 13' 02" x 9' 02" (4.01m x 2.79m)

BEDROOM 3 8' 05" x 7' 04" (2.57m x 2.24m)

GARAGE





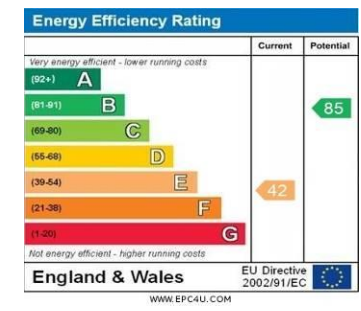
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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