



**£325,000**  
**82 Merton Avenue**  
Portchester, PO16 9NH

Offered with no forward chain, this three bedroom extended semi-detached bungalow is ideally situated in central Portchester, within easy reach of local shops and excellent transport links. The property offers fantastic potential and would benefit from some modernisation. The accommodation comprises a fitted kitchen, a spacious lounge/diner, three generously sized bedrooms, a shower room, a recently refitted wet room and a conservatory providing additional living space. Additional benefits include electric patio doors and a ramp down to the garden, making the accommodation wheelchair friendly. Externally, the property benefits from a well-proportioned West facing rear garden featuring a patio area, greenhouse and shed. To the front, there is a driveway providing off-road parking, along with a garage. Please contact our Portchester office today to arrange your appointment.

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**ENTRANCE HALL**

**SHOWER ROOM**

**KITCHEN 9' 11" x 7' 2" (3.02m x 2.18m)**

**LOUNGE/DINER 29' 6" x 10' 1" (8.99m x 3.07m)**

**BEDROOM THREE 12' 2" x 10' 0" (3.71m x 3.05m)**

**CONSERVATORY 8' 6" x 7' 8" (2.59m x 2.34m)**

**BEDROOM ONE 11' 2" x 8' 11" (3.4m x 2.72m)**

**BEDROOM TWO 11' 4" x 10' 11" (3.45m x 3.33m)**

**REAR GARDEN**

**GARAGE**

**DRIVEWAY**

GROUND FLOOR

1ST FLOOR



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

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  
Dibbens &**  
estate and letting agents

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