



**£275,000**  
**14 Clive Grove**  
Portchester, PO16 9RR

Situated in the popular Clive Grove, this no onward chain two bedroom semi-detached bungalow in need of modernisation is now available to the market! The downstairs presents a double bedroom, a shower room, a fitted kitchen, a lounge, a separate dining room and a conservatory. Upstairs contains an additional double bedroom and storage in the eaves. Externally, there is a west facing rear garden, a garage accessed via a shared driveway and potential for off road parking at the front of the property. Viewings are highly advised so call our Portchester office now to arrange yours!

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**HALLWAY**

**DINING ROOM 8' 11" x 9' 2" (2.72m x 2.79m)**

**LOUNGE 13' 4" x 10' 0" (4.06m x 3.05m)**

**KITCHEN 9' 10" x 9' 2" (3m x 2.79m)**

**SHOWER ROOM**

**CONSERVATORY 6' 5" x 9' 9" (1.96m x 2.97m)**

**BEDROOM ONE 10' 3" x 10' 0" (3.12m x 3.05m)**

**BEDROOM TWO 13' 2" x 10' 1" (4.01m x 3.07m)**

**GARDEN**

**GARAGE**

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>		
England & Wales		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.



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