



£485,000
12 Romsey Avenue
Portchester, PO16 9TB

Situated in the sought-after Romsey Avenue, close to local schools, shops and transport links, we are delighted to welcome to the market this beautifully modernised and extended semi-detached chalet bungalow. The property features a spacious entrance hall, an impressive open-plan kitchen/diner/living area with bi-fold doors opening onto the rear garden, a contemporary shower room and two generous ground floor bedrooms. Upstairs are two further double bedrooms, one benefiting from an ensuite. Externally, the property boasts a large south facing rear garden, a fully plumbed, insulated and electrically connected utility/home office building, with an electric car charging point also located in the garden. The property further benefits from side pedestrian access and rear vehicular access via a track. To the front, there is a driveway providing off-road parking for up to three vehicles. Please call our Portchester office today to arrange your viewing!





ENTRANCE HALL

DINING AREA 12' 9" x 13' 4" (3.91m x 4.08m)

LOUNGE 14' 9" x 11' 8" (4.50m x 3.56m) Bi-fold doors to the south facing rear garden.

KITCHEN/BREAKFAST ROOM 20' 7" x 9' 0" (6.28m x 2.75m)

SHOWER ROOM 5' 10" x 9' 0" (1.79m x 2.76m)

BEDROOM THREE 15' 11" x 11' 10" (4.86m x 3.61m)

BEDROOM FOUR 7' 6" x 10' 8" (2.30m x 3.26m) Flexible fourth bedroom, ideal as a home office, study or childrens homework space, offering versatile accommodation to suit a variety of needs.

LANDING

BEDROOM ONE 10' 7" x 15' 0" (3.25m x 4.59m)

ENSUITE 9' 4" x 5' 8" (2.87m x 1.75m)

BEDROOM TWO 9' 11" x 15' 0" (3.03m x 4.58m) Versatile second bedroom, offering the flexibility to create a comfortable home office.

REAR GARDEN

UTILITY ROOM 10' 2" x 7' 6" (3.12m x 2.30m) Fully insulated and equipped with full plumbing and electrics, ideal for use as a utility/garden room.

OFFICE/STORE 5' 11" x 7' 6" (1.82m x 2.31m)

VEHICULAR ACCESS Benefits from side pedestrian access and rear vehicular access via a track, providing an additional parking space, along with an electric car charging point located in the garden.

DRIVEWAY Providing off-road parking for up to three vehicles.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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