



£285,000
10 Solent View
Portchester, PO16 8HE

Located in the quiet Cul-De-Sac of Solent View, Portchester, this semi-detached two bedroom family home is now available to the market! The property welcomes you with a handy porch leading into a spacious lounge, followed by a fitted kitchen that overlooks the rear garden. Upstairs comprises two double bedrooms both with built in wardrobes and a modern bathroom. Externally there is a low maintenance garden and allocated parking. We highly advise all those who are interested to call our Portchester office now to arrange your viewing!

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PORCH

HALLWAY

LOUNGE/DINER 17' 1" x 14' 1" (5.21m x 4.29m)

KITCHEN 7' 11" x 14' 1" (2.41m x 4.29m)

LANDING

BATHROOM 9' 6" x 5' 3" (2.9m x 1.6m)

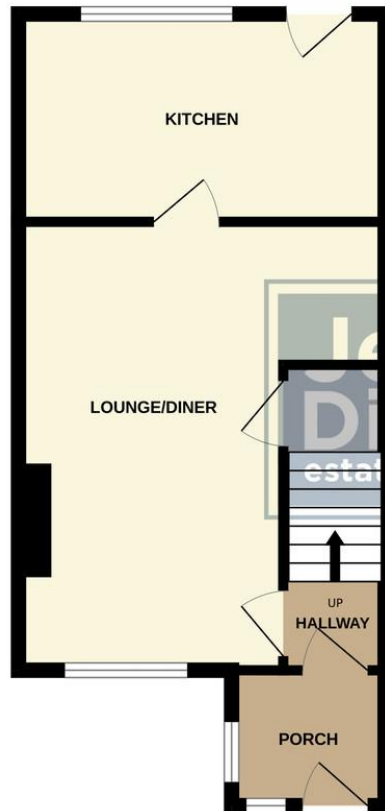
BEDROOM ONE 11' 10" x 10' 11" (3.61m x 3.33m)

BEDROOM TWO 13' 2" x 8' 6" (4.01m x 2.59m)

GARDEN

ALLOCATED PARKING SPACE

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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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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