



£360,000
198 Dore Avenue
Portchester, PO16 8EU

PROPERTY SUMMARY

Situated in the popular hill slopes location of Dore Avenue, Portchester, we are delighted to welcome to the market this three bedroom semi-detached family home! The accommodation comprises a welcoming entrance hall, convenient cloakroom, a separate lounge and a fitted kitchen leading through to a spacious conservatory/dining area, complete with underfloor heating! Three good-size bedrooms and a family bathroom occupy the first floor. Externally, the property benefits from a generous rear garden, mainly laid to lawn, with an outside store room and a detached garage providing additional storage and parking options. Please call our Portchester Office to arrange a viewing today!

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ENTRANCE HALL

LOUNGE 15' 8" x 10' 10" (4.78m x 3.3m)

WC

KITCHEN 17' 5" x 8' 7" (5.31m x 2.62m)

CONSERVATORY/DINING ROOM 13' 11" x 16' 3" (4.24m x 4.95m)

LANDING

BEDROOM ONE 11' 5" x 10' 9" (3.48m x 3.28m)

BEDROOM TWO 12' 5" x 9' 2" (3.78m x 2.79m)

BEDROOM THREE 8' 9" x 7' 10" (2.67m x 2.39m)

BATHROOM 5' 6" x 6' 3" (1.68m x 1.91m)

REAR GARDEN

GARAGE

GROUND FLOOR

1ST FLOOR



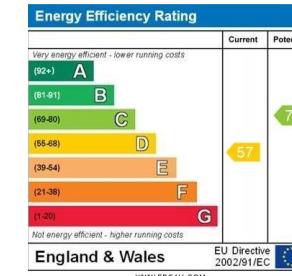
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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