


GUIDE PRICE

**£340,000 - £350,000**

**83 Hatherley Crescent**

Portchester, PO16 9TW

We are pleased to present to the market this charming three-bedroom semi-detached house, situated in the highly sought-after area of Portchester and within a close proximity of Portchester Town Centre and Wicor Primary School. The accommodation on the ground floor comprises an entrance porch, a lounge/diner, a fitted kitchen as well as a utility room. On the first floor there are three good size bedrooms (the main bedroom benefits from built in storage & an ensuite shower room) and a family bathroom. Externally, there is driveway parking, a garage and an enclosed rear garden with decking areas as well a summer house. Please give our Portchester Office a call to arrange a viewing!

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## **PORCH**

**LOUNGE/DINER** 23' 1" x 15' 11" (7.04m x 4.85m)

**KITCHEN** 8' 5" x 7' 5" (2.57m x 2.26m)

**UTILITY** 10' 7" x 7' 7" (3.23m x 2.31m)

## **LANDING**

**BEDROOM 1** 12' 11" x 8' 10" (3.94m x 2.69m)

## **ENSUITE**

**BEDROOM 2** 8' 10" x 8' 5" (2.69m x 2.57m)

**BEDROOM 3** 10' 0" x 6' 10" (3.05m x 2.08m)

**BATHROOM** 6' 8" x 5' 3" (2.03m x 1.6m)

**GARAGE** 16' 0" x 8' 5" (4.88m x 2.57m)

## **GARDEN**



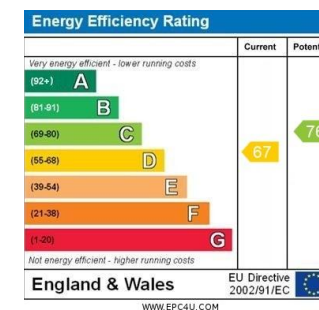
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries  
Dibbens**  
estate and letting agents

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