

GUIDE PRICE

£240,000-£250,000

22 Tattershall Crescent

Portchester, PO16 9YD

Tucked away in a quiet cul-de-sac, this well-presented two bedroom terraced home offers no forward chain! The accommodation comprises a fitted kitchen with access to the garden, a spacious living room, two well-proportioned bedrooms to the first floor, and a well-presented three-piece family bathroom. Outside, the property boasts a generously sized enclosed west facing rear garden and allocated parking. Found within close proximity to Portchester shoreline. This great home is ideally suited to first-time buyers, downsizers or investors, and an early viewing is highly recommended.

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LOUNGE/DINER 15' 8" x 11' 5" (4.8m x 3.5m)

KITCHEN 11' 5" x 5' 10" (3.5m x 1.8m)

LANDING

BEDROOM ONE 12' 9" x 9' 6" (3.9m x 2.9m)

BEDROOM TWO 10' 10" x 5' 6" (3.31m x 1.69m)

BATHROOM 5' 6" x 5' 10" (1.68m x 1.79m)

GARDEN 38' 6" x 13' 5" (11.74m x 4.1m)

ALLOCATED PARKING

AGENT NOTES This property has ELECTRIC HEATING



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		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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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