

GUIDE PRICE

£330,000 - £340,000

93 The Keep

Portchester, PO16 9PW

Situated in a quiet cul-de-sac location just off Castle Street in Portchester, this detached three bedroom home in The Keep offers excellent potential for improvement. The ground floor comprises a generous L shaped lounge/diner, fitted kitchen, convenient WC and a lean-to conservatory overlooking the garden. Upstairs, there are three bedrooms along with a shower room. Externally, the property benefits from a garage with a widened entrance and electric door, driveway parking, and a southerly facing garden which wraps around the rear and side of the property, providing a pleasant outdoor space. While the property would benefit from some general modernisation, this has been reflected in the asking price and presents an excellent opportunity for the new owner to update and personalise the home to their own taste. Offered with NO FORWARD CHAIN, contact us today to arrange your viewing.

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HALLWAY 5' 11" x 7' 3" (1.81m x 2.21m)

KITCHEN 11' 7" x 8' 5" (3.54m x 2.57m)

LOUNGE/DINER 14' 10" at widest point x 20' 1" at widest point (4.54m x 6.14m)

WC 3' 0" x 4' 9" (0.92m x 1.47m)

LEAN-TO 8' 4" x 9' 5" (2.55m x 2.88m)

FIRST FLOOR LANDING

BEDROOM ONE 14' 11" x 9' 9" (4.56m x 2.99m)

BEDROOM TWO 9' 2" x 10' 7" (2.81m x 3.23m)

BEDROOM THREE 9' 2" x 8' 2" into recess (2.81m x 2.49m)

SHOWER ROOM 5' 5" x 8' 7" (1.66m x 2.64m)

OUTSIDE:

GARAGE 17' 1" x 10' 4" (5.23m x 3.16m) Widened entrance, and electric door.

DRIVEWAY

GARDEN

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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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.

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