



NESBITT & SONS
ESTATE AGENTS



25 Privett Road, Fareham, PO15 6SE
Guide price £250,000

*** Guide Price - £250,000 to £260,000 ***

Situated on Privett Road in Fareham, this charming end-terrace house presents an excellent opportunity for first-time buyers. With three well-proportioned bedrooms and a comfortable reception room, this property offers ample space for both relaxation and entertaining. The house features an open plan kitchen/diner with access onto garden, ensuring convenience for all residents.

One of the standout features of this home is the good-sized enclosed south-facing garden, perfect for enjoying sunny days and outdoor activities. The garden provides a private retreat, ideal for gardening enthusiasts or those who simply wish to unwind in a tranquil setting. Additionally, the property includes off street parking and a garage, a valuable asset in this desirable area.

While the house is in need of some modernisation, this presents a wonderful opportunity for buyers to put their personal touch on the space and create their dream home. Furthermore, there is potential to extend at the

Porch

Kitchen/Diner 18'5 x 13'7 (5.61m x 4.14m)

Rear Lobby

Living Room 18'5 x 10'6 (5.61m x 3.20m)

Landing

Bedroom One 12'6 x 10'5 (3.81m x 3.18m)

Bedroom Two 10'6 x 10'1 (3.20m x 3.07m)

Bedroom Three 8'0 x 7'7 (2.44m x 2.31m)

Bathroom

WC

Outside

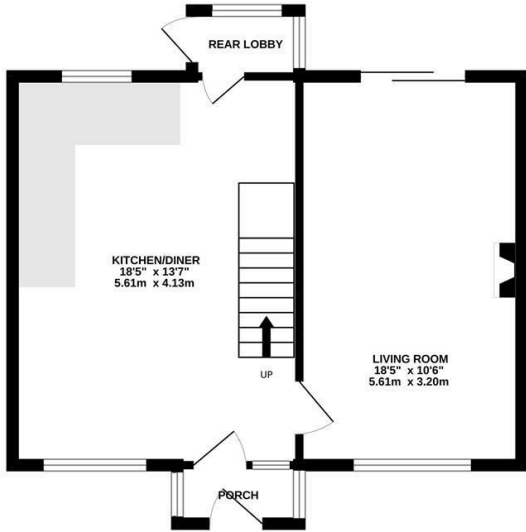
Front Garden

Rear Garden

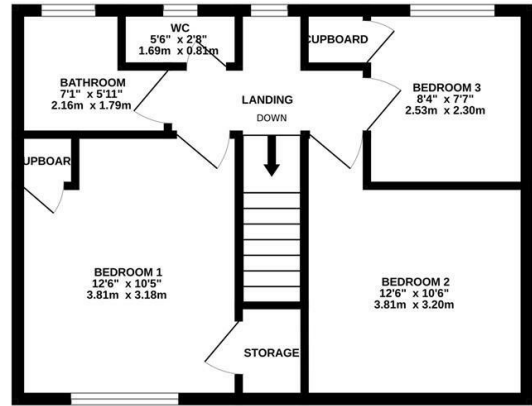
Garage

Floor Plan

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



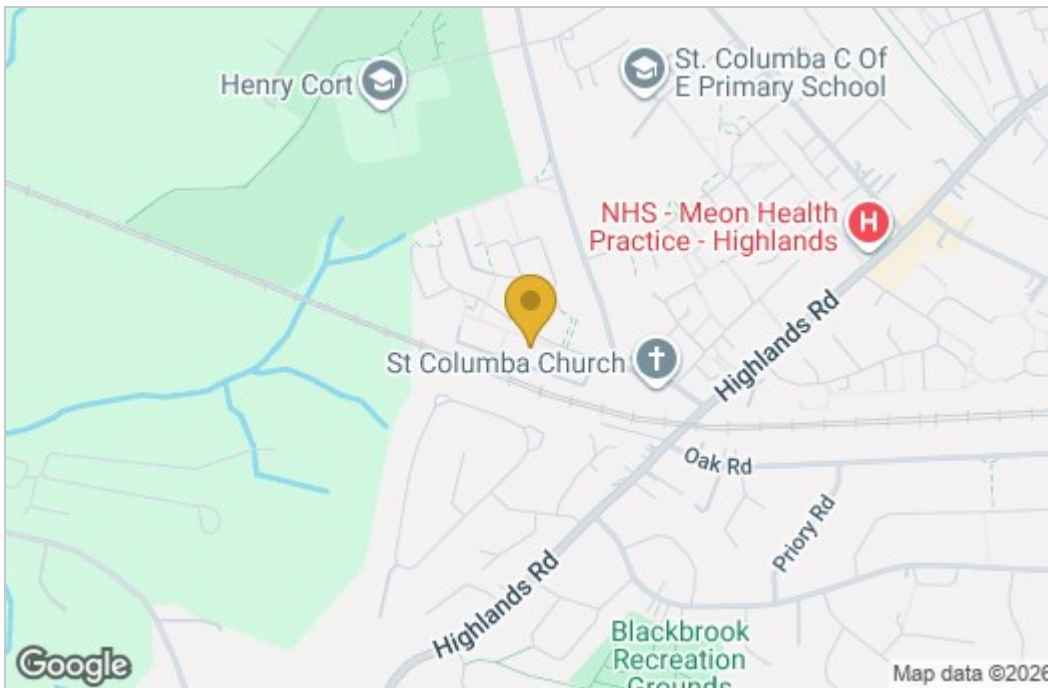
1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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