



GUIDE PRICE

£350,000-£365,000

6 Gate House Road

Portchester, PO16 9DP

New to the market this charming, two-bedroom detached bungalow, situated in the quiet cul-de-sac location of Gate House Road, Portchester. The extended accommodation, which would benefit from some modernisation, comprises an entrance porch, a bathroom with freestanding shower, two comfortable bedrooms, a fitted kitchen, spacious lounge and separate dining area and a bright conservatory providing additional living space. Externally, the property benefits from a sunny south-facing rear garden, which is mainly laid to lawn with convenient side access to a detached garage. To the front of the property, there is driveway parking. Please contact our Portchester office today to arrange your viewing!

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PORCH

BATHROOM 8' 0" x 6' 0" (2.44m x 1.83m)

KITCHEN 10' 2" x 8' 9" (3.1m x 2.67m)

BEDROOM ONE 11' 7" x 9' 8" (3.53m x 2.95m)

BEDROOM TWO 12' 0" x 8' 8" (3.66m x 2.64m)

LOUNGE 16' 2" x 11' 6" (4.93m x 3.51m)

DINING ROOM 10' 10" x 8' 8" (3.3m x 2.64m)

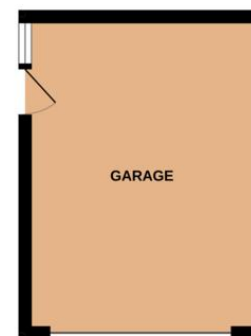
CONSERVATORY 9' 4" x 9' 0" (2.84m x 2.74m)

REAR GARDEN

GARAGE 16' x 8' (4.88m x 2.44m)

DRIVEWAY

GROUND FLOOR



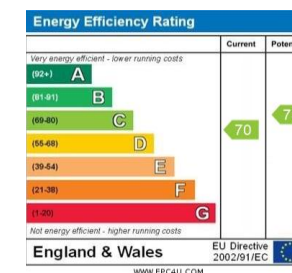
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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
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