

£259,950
16 Merton Crescent
Portchester, PO16 9NF

New to the market is this well-presented, semi-detached bungalow offered with NO FORWARD CHAIN. The accommodation on offer comprises an entrance lobby, a 13ft lounge, 13ft bedroom with mirrored wardrobe, recently modernised shower room, a fitted kitchen and recently installed conservatory. To the rear of the property you will find a well-kept, southerly facing garden with side pedestrian access to driveway to the front. Benefits include double glazing, gas central heating and no forward chain. Located within close proximity to Portchester foreshore. Contact us today to arrange an internal inspection!





ENTRANCE LOBBY

LOUNGE 9' 10" x 13' 3" (3.01m x 4.05m)

BEDROOM 10' 7" into bay x 13' 3" (3.24m x 4.06m)

KITCHEN 10' 6" x 7' 11" (3.21m x 2.42m)

SHOWER ROOM 6' 9" x 8' 2" (2.07m x 2.50m)

CONSERVATORY 6' 9" x 7' 3" (2.06m x 2.23m)

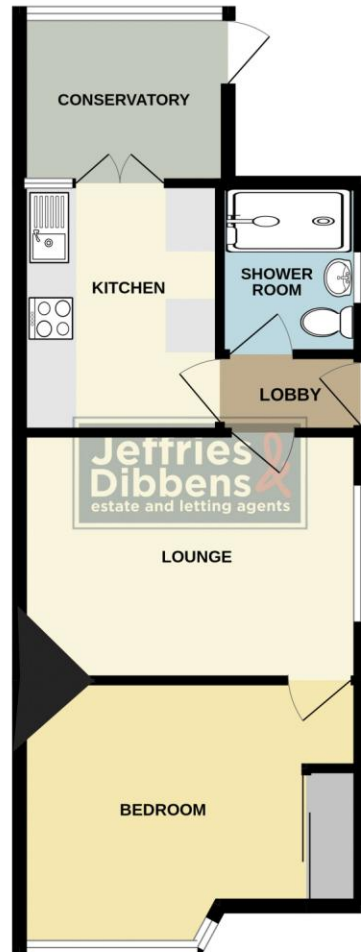
OUTSIDE:

SOUTH FACING GARDEN

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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 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.

**Jeffries
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