



NESBITT & SONS
ESTATE AGENTS



36 Myrtle Avenue, Fareham, PO16 9JT

£325,000

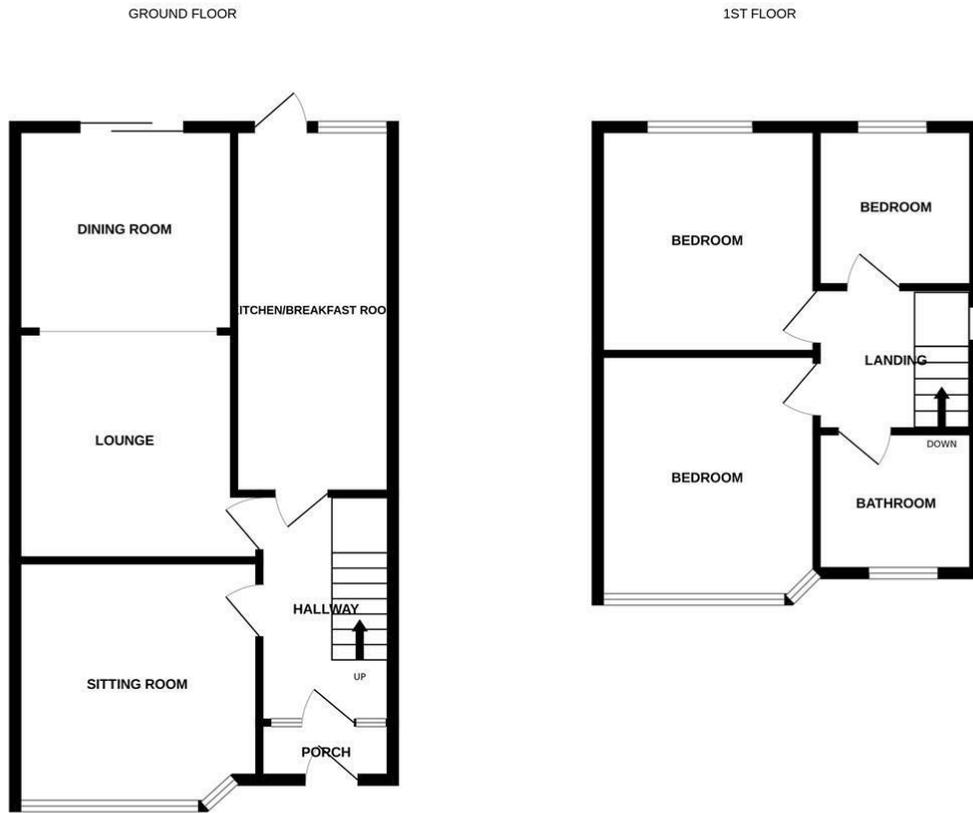
Situated in the sought-after Portchester home zone, this extended end of terrace family home on Myrtle Avenue, Portchester, presents an excellent opportunity for those looking to create their ideal living space. With two spacious reception rooms, this property offers ample room for family gatherings and entertaining guests. The three well-proportioned bedrooms provide comfortable accommodation for families of all sizes.

The house features a single bathroom, catering to the needs of modern family life. While the property is in need of some modernisation, it offers a blank canvas for potential buyers to infuse their personal style and preferences. The location is particularly appealing, as it is conveniently situated close to local shops and schools, making it an ideal choice for families seeking a vibrant community atmosphere.

This home is perfect for those who appreciate the charm of a traditional property while also recognising the potential for enhancement. With a little imagination and effort, this house can be transformed into a delightful family residence. Don't miss the chance to explore the possibilities that await in this promising home on Myrtle Avenue.

Entrance Porch
Entrance Hallway
Sitting Room
Lounge/Diner
Kitchen
Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom
Outside
Garden
Garage

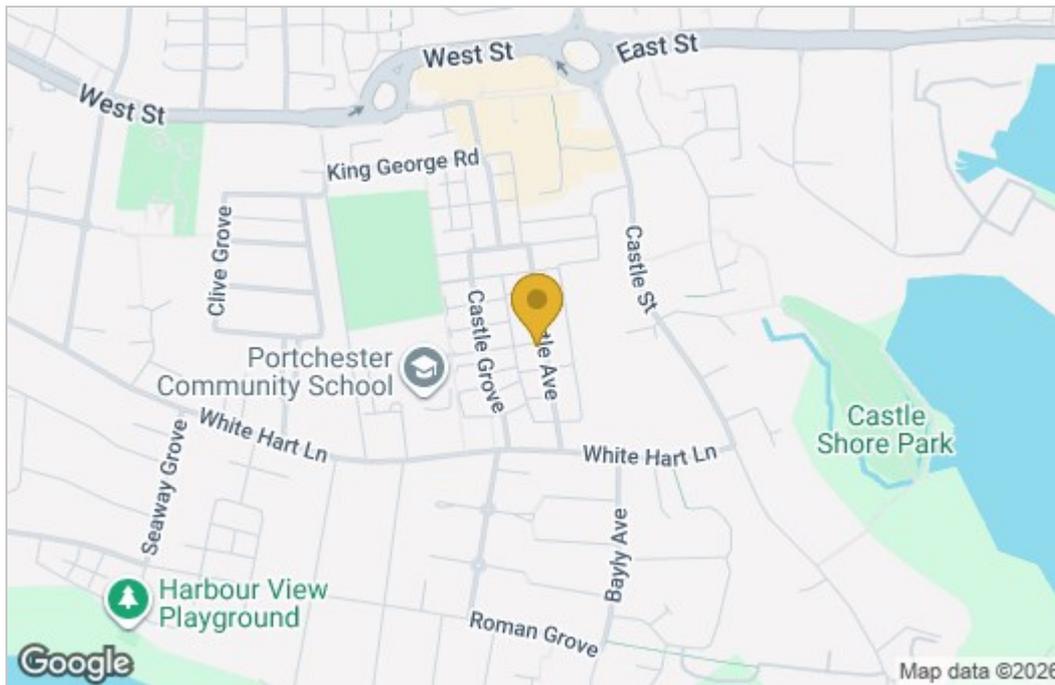
Floor Plan



3 BEDROOM EOT HOUSE

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

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