



**NESBITT & SONS**  
ESTATE AGENTS



## 8 Cygnet Court, Fareham, PO16 8AU

### Guide price £310,000

\*\*\* Guide Price - £310,000 to £320,000 \*\*\*

Nestled in the highly sought-after Cygnet Court, Portchester, this beautifully presented mid-terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the modern fitted kitchen, which boasts contemporary fixtures and ample storage, making it a joy for any home cook. The property also features a well-appointed bathroom, ensuring convenience for all residents.

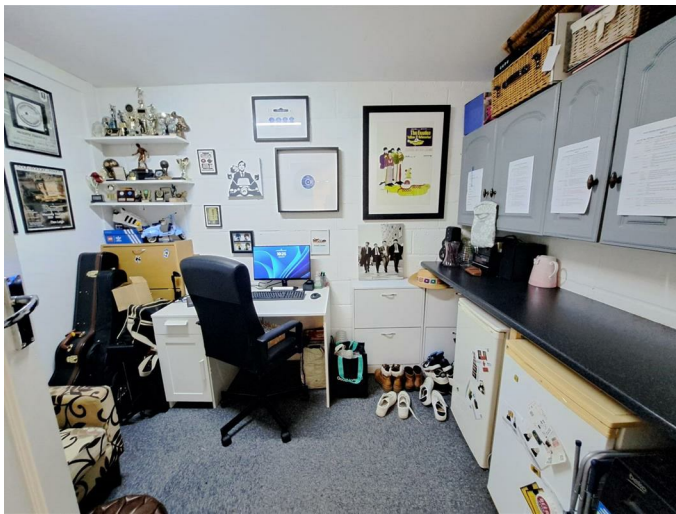
There is an enclosed south-facing garden, which offers a private outdoor space to enjoy the sunshine, perfect for gardening enthusiasts or for children to play safely. Additionally, the property includes parking for one

Entrance Hallway

Kitchen 11'3 x 7'0 (3.43m x 2.13m)



Study 10'10 x 8'3 (3.30m x 2.51m)



Lounge/Diner 18'11 x 13'8 (5.77m x 4.17m)



Landing

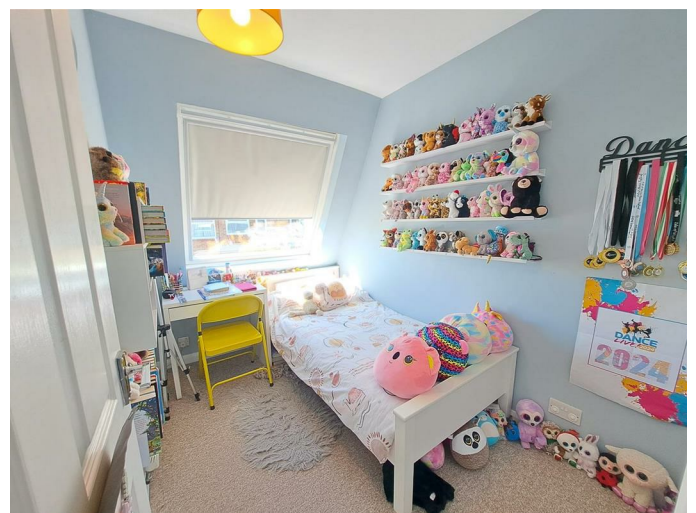
Bedroom One 12'11 x 9'9 (3.94m x 2.97m)



Bedroom Two 12'6 x 9'2 (3.81m x 2.79m)



Bedroom Three 9'2 x 6'3 (2.79m x 1.91m)



Bathroom 7'4 x 5'8 (2.24m x 1.73m)



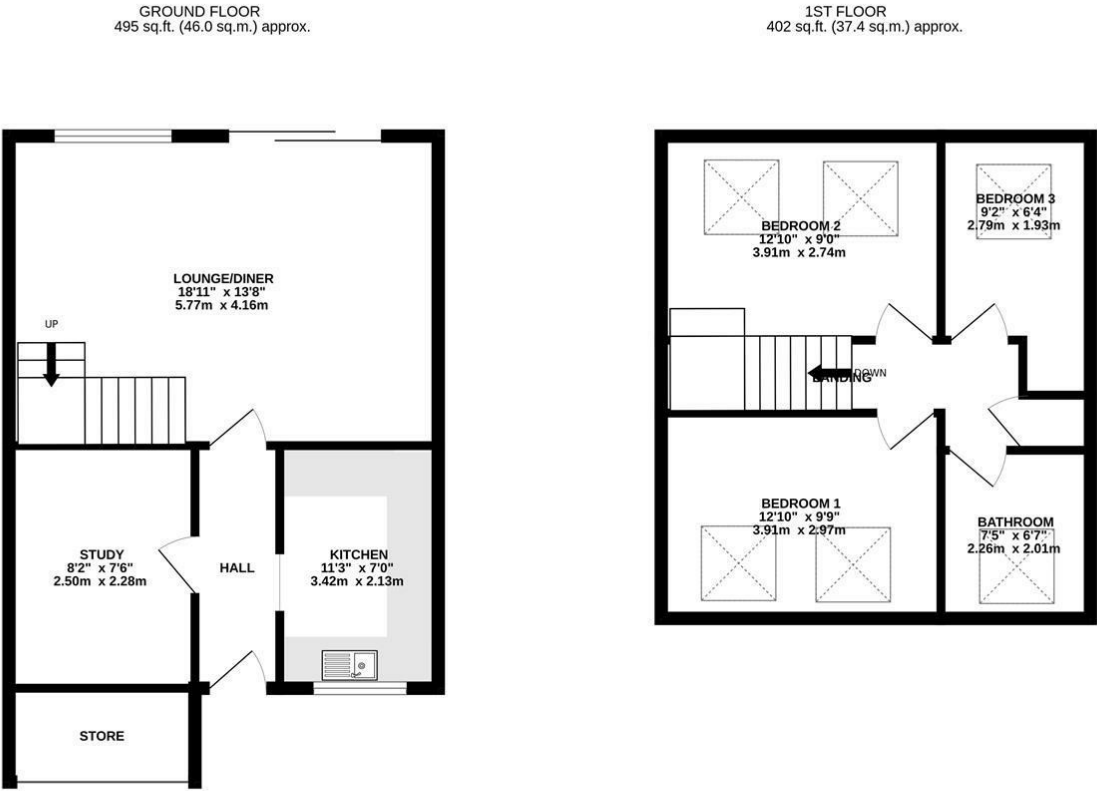
Outside

Driveway

Garden



Floor Plan

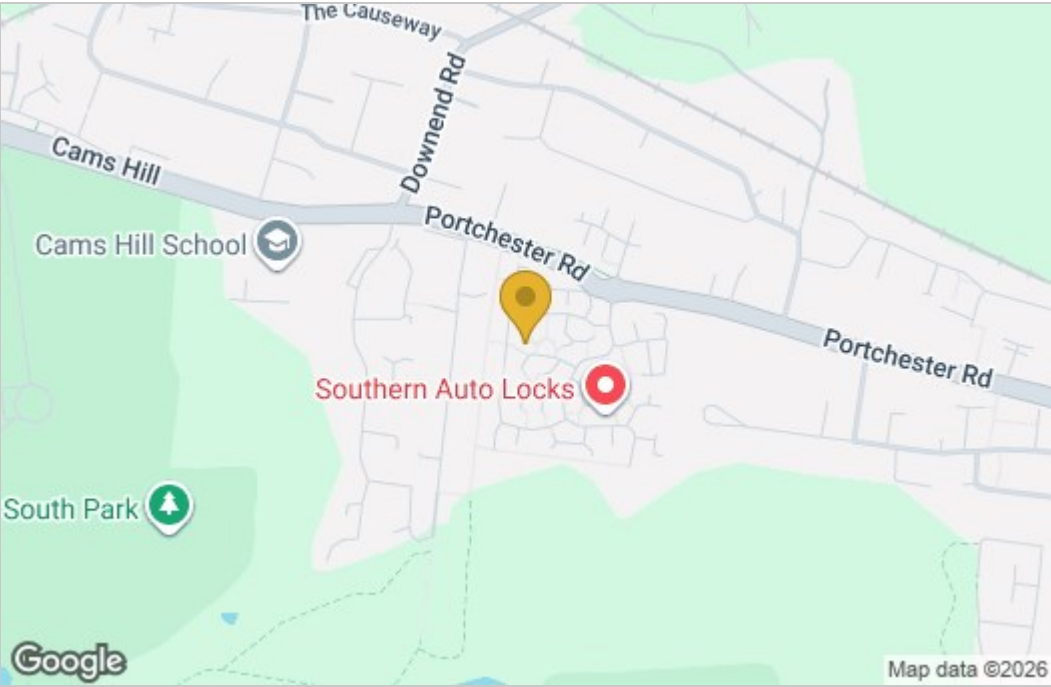


3 BEDROOM TERRACE HOUSE

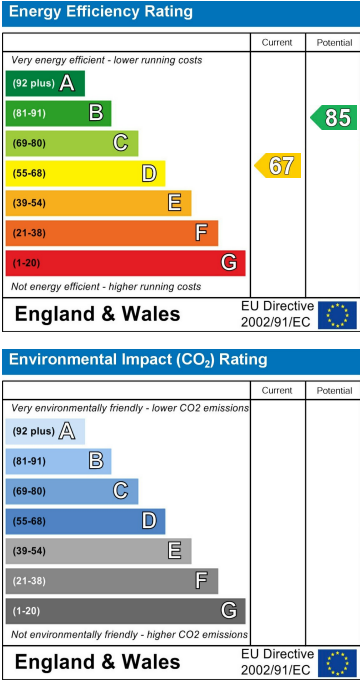
TOTAL FLOOR AREA : 897 sq.ft. (83.4 sq.m.) approx.

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



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