



OFFERS IN EXCESS OF
£350,000
28 Froxfield Gardens
Portchester, PO16 8DN

PROPERTY SUMMARY

A well-presented family home in a quiet cul-de-sac location on the sought after Portchester hillslopes location with views toward Portsmouth Harbour boasting; three bedrooms, lounge, open plan kitchen/diner, modern bathroom suite, off road parking, garage and a low maintenance rear garden. Other benefits include gas central heating and double glazing. To arrange your accompanied viewing, contact Jeffries and Dibbens (Portchester).





ENTRANCE HALL

LOUNGE 13' 6" x 12' 6" (4.11m x 3.81m)

KITCHEN/DINER

DINING AREA 10' 4" x 8' 2" (3.15m x 2.49m)

KITCHEN AREA 10' 4" x 7' 3" (3.15m x 2.21m)

LANDING

BEDROOM ONE 12' 11" x 8' 8" (3.94m x 2.64m)

BEDROOM TWO 9' 2" x 9' 1" (2.79m x 2.77m)

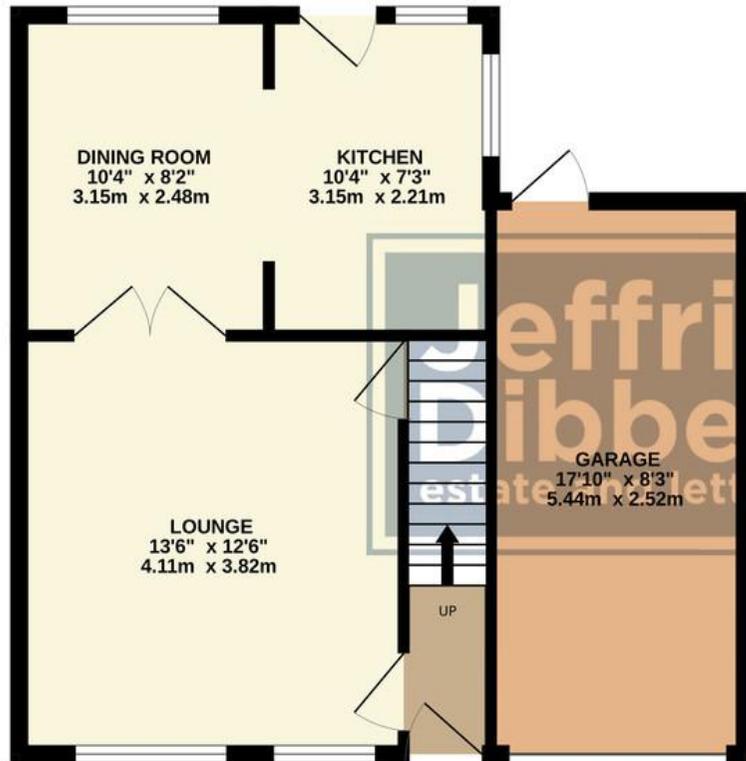
BEDROOM THREE 10' 0" x 6' 9" (3.05m x 2.06m)

BATHROOM 6' 2" x 6' 2" (1.88m x 1.88m)

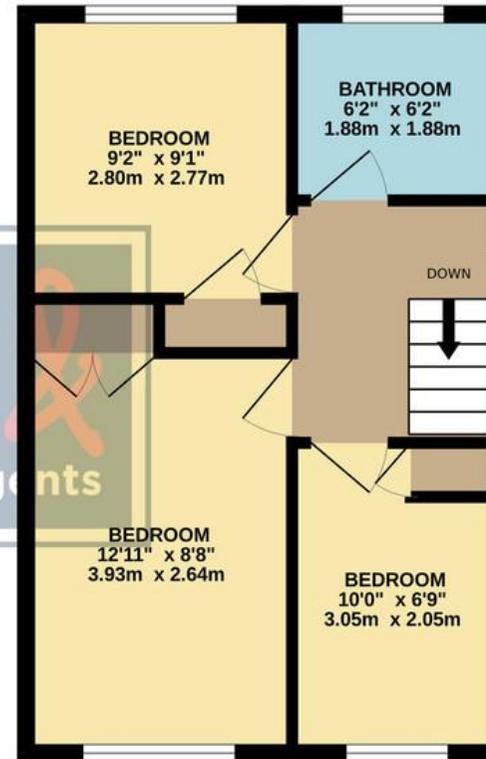
GARAGE 17' 10" x 8' 3" (5.44m x 2.51m)

PARKING Off road parking.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 753sq.ft. (70.0 sq.m.) approx.

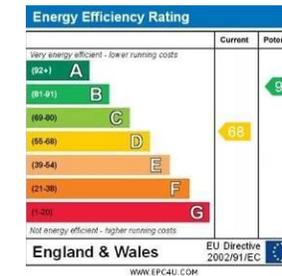
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

TENURE
Freehold

COUNCIL TAX BAND
Band C

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
Dibbens**
estate and letting agents

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