



**£200,000**

**44 Collington Crescent**

Portsmouth, PO6 4BH

Offered with No Forward Chain, this stylish one-bedroom bungalow is perfect for first-time buyers or investors. Featuring a bright open-plan kitchen/living area, a modern bathroom, and a spacious double bedroom with access to a private, low-maintenance garden. Further benefits include gas central heating and off-road parking to the front of the property. An early viewing is recommended—contact our Portchester office today to arrange yours!





**KITCHEN/LIVING AREA** 18' 2" x 12' 5" (5.54m x 3.81m)

**BATHROOM** 8' 0" x 6' 5" (2.46m x 1.96m)

**BEDROOM** 12' 5" x 8' 7" (3.81m x 2.62m)

**REAR GARDEN** Private side access.

**DRIVEWAY**





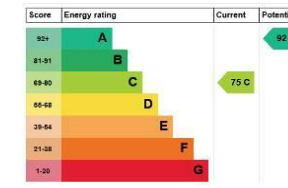
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band A

**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

**OFFICE ADDRESS**  
78 West Street, Portchester,  
Fareham, PO16 9UN

**CONTACT**  
023 9243 5000  
portchester@jeffries.co.uk  
www.jdea.co.uk