

OFFERS OVER
£250,000
12 Exton Gardens
Portchester, PO16 8EB

PROPERTY SUMMARY

Situated in the popular Portchester Hillslopes, this well presented two bedroom mid terrace property in Exton Gardens is now available! The accommodation boasts a spacious living/dining room, a modern fitted kitchen, a bathroom and two double bedrooms. Externally, there is a low maintenance West facing rear garden, a summer house with power and lighting and off road parking in front of the detached garage. We highly advise all those who are interested to call our Portchester office to arrange your viewing now!





PORCH

LOUNGE/DINER 18' 9" x 12' 5" (5.72m x 3.78m)

KITCHEN 8' 2" x 12' 5" (2.49m x 3.78m)

LANDING

BEDROOM ONE 12' 5" x 10' 3" (3.78m x 3.12m)

BEDROOM TWO 12' 5" x 8' 2" (3.78m x 2.49m)

BATHROOM 8' 7" x 4' 9" (2.62m x 1.45m)

REAR GARDEN

GARAGE





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.

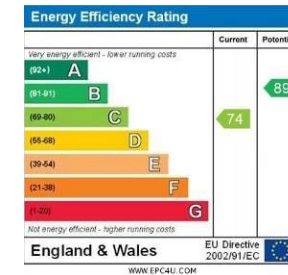
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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
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