



£375,000
25 Merton Avenue
Portchester, PO16 9NF

Situated in a sought-after residential area of Portchester, this two double bedroom semi-detached chalet bungalow has been tastefully modernised and extended by the current owner to create a stylish and versatile home. The well-presented accommodation comprises a welcoming entrance hallway, a contemporary shower room, and a generous ground floor double bedroom with a large bay window allowing for plenty of natural light. To the rear of the property, the lounge flows through to the heart of the home, a spacious open-plan kitchen/breakfast room with bi-fold doors opening onto the garden. Upstairs, there is a further double bedroom served by a modern bathroom. Externally, the property continues to impress with a substantial rear garden featuring a patio seating area, a woodchip play area and storage shed, while to the front a newly laid block paved driveway provides convenient off-road parking. Please call our Portchester office to arrange a viewing today!





HALLWAY

BEDROOM ONE 13' 10" x 11' 10" (4.22 into bay x 3.62m)

SHOWER ROOM 4' 11" x 8' 8" (1.51m x 2.66m)

LOUNGE 11' 10" x 16' 1" (3.63m x 4.91m)

KITCHEN/BREAKFAST ROOM 18' 4" x 15' 5" (5.59m x 4.70m)

LANDING

BEDROOM TWO 9' 8" x 15' 2" (2.97m x 4.63m)

BATHROOM 6' 6" x 6' 3" (2.0m x 1.92m)

LARGE REAR GARDEN

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
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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