



GUIDE PRICE  
**£310,000-£320,000**  
**3 Alton Grove**  
Portchester, PO16 9NJ

**\*\*Guide Price: £310,000 - £320,000\*\*** Offered with no forward chain, this delightful two bedroom semi detached bungalow is located just a stone's throw away from Portchester sea front. With two double bedrooms and a modern shower room, the property also boasts a fitted kitchen, a lounge room and handy utility room. Externally, the pretty landscaped rear garden offers a generous patio area along with a summerhouse and driveway parking to the front. We believe that this property will generate immediate interest so we advise all who are interested to contact our office as soon as possible!

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#### **ENTRANCE HALL**

**SHOWER ROOM** 6' 5" x 3' 11" (1.96m x 1.19m)

**KITCHEN** 8' 1" x 7' 3" (2.46m x 2.21m)

**UTILITY ROOM** 11' 09" x 6' 04" (3.58m x 1.93m)

**LOUNGE/DINER** 17' 06" x 9' 10" (5.33m x 3m)

**BEDROOM** 12' 4" x 10' 0" (3.76m x 3.05m)

**BEDROOM** 12' 4" x 7' 3" (3.76m x 2.21m)

#### **REAR GARDEN**



GROUND FLOOR



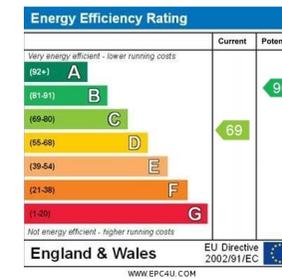
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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