



**£385,000**  
**47 Birdwood Grove**  
PO16 8AJ

**NO FORWARD CHAIN!** This incredibly spacious three double bedroom semi-detached property is now available to the market. With its bright and cheery lounge room, a separate dining room with doors to the garden and modern fitted kitchen, this property has plenty of room to accommodate everyone. The downstairs additionally consists of a handy WC at the rear of the property. As you go upstairs, the property boasts three double bedrooms and a spotless bathroom. The property also benefits from off the road parking, an EV car charger and a large rear garden with secure side access. Please call us to arrange a viewing now as we believe this property will generate immediate interest.

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## **ENTRANCE HALL**

**LOUNGE** 12' 9" x 12' 8" (3.89m x 3.86m)

**DINING ROOM** 12' 2" x 9' 10" (3.71m x 3m)

**KITCHEN** 16' 9" x 8' 9" (5.11m x 2.67m)

**LOBBY**

**WC**

**LANDING**

**BEDROOM 1** 13' 3" x 12' 8" (4.04m x 3.86m)

**BEDROOM 2** 12' 3" x 9' 11" (3.73m x 3.02m)

**BEDROOM 3** 9' 3" x 8' 9" (2.82m x 2.67m)

**BATHROOM** 6' 5" x 5' 11" (1.96m x 1.8m)

**REAR GARDEN**



GROUND FLOOR

1ST 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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.



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