



£315,000
3 Prinsted Walk
Fareham, PO14 3AD

We are delighted to offer for sale this three bedroom semi-detached house, ideally situated in a popular residential location close to well-regarded schools and excellent local amenities. The ground floor comprises a spacious lounge/diner with bi-folding doors opening onto the south-facing rear garden, along with a modern fitted kitchen. Upstairs offers three bedrooms and a family bathroom. Externally, the property benefits from a south-facing rear garden with double gates providing access to the driveway, which leads to an integral garage. Additional benefits include double glazing, gas central heating, and no forward chain. This fantastic home is ideal for first time buyer, families and those looking for a convenient location. Early viewing is highly recommended.

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PORCH 3' 6" x 4' 1" (1.08m x 1.26m)

LOUNGE/DINER 25' 8" x 11' 2" at widest point (7.84m x 3.42m)

KITCHEN 11' 10" x 7' 4" (3.62m x 2.25m)

FIRST FLOOR LANDING

BEDROOM ONE 11' 10" x 10' 6" (3.61m x 3.21m)

BEDROOM TWO 10' 5" x 10' 6" (3.18m x 3.22m)

BEDROOM THREE 5' 10" x 8' 3" (1.79m x 2.52m)

BATHROOM 5' 7" x 8' 3" (1.71m x 2.52m)

OUTSIDE:

GARDEN 32' 11" x 25' 11" (10.04m x 7.9m)

GARAGE 16' 5" x 7' 6" (5.02m x 2.30m)

NB: Our vendor has advised us that he will be installing decking in the rear garden, which will be completed before completion of a sale.



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	74 C	78 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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