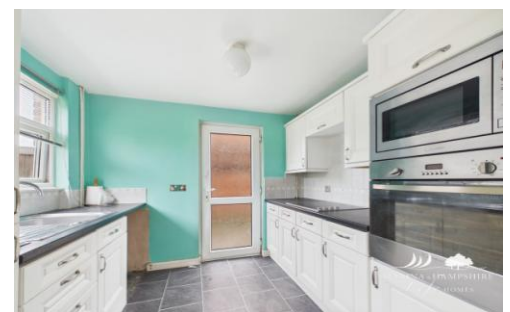




6 Rudgwick Close

Portchester, PO16 9TJ

Three Bedroom End of Terraced House with Garage

Offers In Excess Of

£280,000

Property Features

- Three Bedroom House
- Lounge/Dining Room
- Driveway and Garage
- Close to Schools
- Offering an opportunity for modernisation
- Close to Transport Links
- No Onward Chain
- Viewing Advised

OVERVIEW

Rudgwick Close is ideally situated in the popular coastal village of Portchester, offering an excellent blend of everyday convenience, transport links and beautiful waterside surroundings. The village provides a range of local shops, cafés, pubs and amenities, with further shopping and leisure facilities available in nearby Fareham and Portsmouth.

Families are well catered for with a choice of local primary schools and Portchester Community School, while Portchester Railway Station offers convenient services towards Portsmouth, Fareham, Southampton and London. The A27 and M27 are also easily accessible, making the area particularly appealing to commuters.

A real highlight of the location is its proximity to Portsmouth Harbour foreshore, providing lovely opportunities for coastal walks and enjoying the waterfront, whilst the historic Portchester Castle and surrounding green spaces add to the area's charm. Overall, Portchester offers a desirable combination of village convenience, excellent connectivity and a picturesque coastal setting.

ROOM MEASUREMENTS

PORCH - 5' 5" x 5' 2" (1.65m x 1.57m)

LOUNGE/DINING ROOM - 23' 0" x 8' 3" (7.01m x 2.51m)

KITCHEN - 8' 6" x 7' 5" (2.59m x 2.26m)

LANDING - 7' 0" x 5' 4" (2.13m x 1.63m)

BEDROOM ONE - 14' 6" x 8' 10" (4.42m x 2.69m)

BEDROOM TWO - 8' 10" x 8' 5" (2.69m x 2.57m)

BEDROOM THREE - 9' 9" x 6' 10" (2.97m x 2.08m)

BATHROOM - 6' 10" x 5' 7" (2.08m x 1.7m)

GARAGE - 16' 3" x 8' 3" (4.95m x 2.51m)



PROPERTY DESCRIPTION

A three-bedroom end-of-terrace house, situated in a desirable cul-de-sac location, with the added benefits of driveway parking and a garage. The property is in need of some updating, offering the new owner an excellent opportunity to modernise the home, put their own stamp on it and potentially add value.

Upon entering, you are greeted by a useful porch with built-in cupboards, providing handy storage for coats and shoes. This leads into a good-sized lounge/dining room, offering plenty of space for both relaxing and entertaining.

The kitchen is fitted with white units complemented by black worktops and provides access to the rear garden and a useful courtyard area. The courtyard also gives access to the garage via a rear door.

The good-sized rear garden features a patio area, AstroTurf and planted borders, creating a pleasant and relatively low-maintenance outdoor space. To the front, the property benefits from driveway parking, with the garage providing additional parking, storage or potential for a variety of uses.

Upstairs, there are three bedrooms and a wet room. The main bedroom benefits from fitted wardrobes and shelving, providing useful additional storage.

This is a property with lots of potential, particularly for someone looking for a home they can modernise and personalise to their own taste. Being situated in a quiet cul-de-sac, with a garage and driveway parking, this could make a lovely family home.

MATERIAL INFORMATION

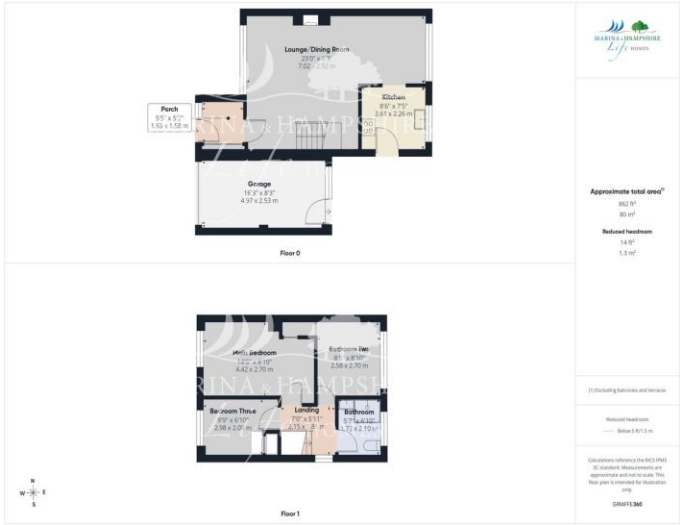
- Price (£) - OIEO £280,000
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) - Band C Fareham Council
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric
- Broadband - Fibre available
- Parking- Garage and Driveway
- Construction- Brick and block
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)



Stamp Duty Land Tax
Land Registration Fees
Solicitors Fees and Disbursements
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT THROUGH HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



AWAITING EPC

11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.hampshirelifehomes.co.uk
info@hampshirelifehomes.co.uk
02392 373 446

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements