

£365,000
17 Marina Grove
Portchester, PO16 9HE

Located in the highly desirable Marina Grove, within close proximity to Portchester shoreline, local transport links and amenities, this extended and modernised three bedroom mid-terrace family home is now available to the market! The ground floor presents a spacious open plan lounge/diner, a contemporary fitted kitchen/breakfast room, a WC, and an orangery with utility area leading to the west facing low maintenance rear garden. Upstairs, there are three bedrooms and a modern family bathroom. We highly advise all those who are interested to contact our Portchester office now to arrange your viewing!

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LOUNGE/DINER 23' 7" x 16' 11" (7.21m x 5.18m)

KITCHEN/BREAKFAST ROOM 9' 1" x 15' 11" (2.78m x 4.87m)

ORANGERY / UTILITY ROOM 15' 9" x 16' 4" (4.82m x 4.99m)

WC

LANDING

BEDROOM ONE 12' 4" x 16' 11" (3.76m x 5.18m)

BEDROOM TWO 10' 10" x 10' 3" (3.32m x 3.14m)

BEDROOM THREE 9' 0" x 6' 7" (2.75m x 2.01m)

BATHROOM 9' 0" x 5' 7" (2.75m x 1.71m)

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	73 C	80 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.

**Jeffries
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