

O.I.E.O £300,000
2 Castle Grove
Portchester, PO16 9NZ

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer this three bedroom end of terrace house in the highly sought after Castle Grove to the market! The downstairs presents a bright lounge room, a separate dining room, a fitted kitchen and also a conservatory with a WC to the rear. Upstairs there are three bedrooms, a family bathroom, and stairs leading to the loft room at the top. Externally, there is a generous sized garden to the rear with side access and off the road parking to the front. We highly advise all those interested to call our Portchester office now to arrange your viewing!

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STORM PORCH

ENTRANCE HALL

LOUNGE 13' 5" x 11' 8" (4.09m x 3.56m)

KITCHEN 8' 4" x 7' 0" (2.54m x 2.13m)

DINING ROOM 11' 8" x 9' 11" (3.56m x 3.02m)

CONSERVATORY

WC

LANDING

BEDROOM 1 13' 4" into bay x 10' 7" (4.06m x 3.23m)

BEDROOM 2 9' 8" x 6' 4" (2.95m x 1.93m)

BEDROOM 3 7' 5" x 6' 7" (2.26m x 2.01m)

BATHROOM

LANDING

LOFT ROOM 13' 6" max x 9' 1" (4.11m x 2.77m)

REAR GARDEN



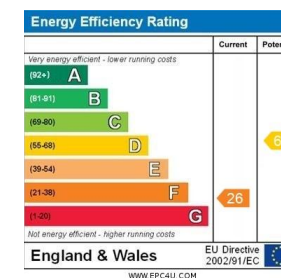
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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 & Dibbens
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