



NESBITT & SONS
ESTATE AGENTS



9 The Queensway, Fareham, PO16 8AY Offers in the region of £350,000

Situated in the charming area of The Queensway, Portchester, this beautifully presented end-terrace house offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The heart of the home is undoubtedly the modern fitted kitchen/diner, which boasts contemporary fixtures and ample space for dining. This area is perfect for family meals or hosting friends, making it a true hub of the home. The modern bathroom suite complements the property beautifully, featuring stylish design and functionality.

This home is not only aesthetically pleasing but also practical, making it an excellent choice for anyone looking to settle in a friendly community. With its convenient location, residents can enjoy easy access to local amenities and transport links, ensuring that everything you need is within reach.

In summary, this end-terrace house on The Queensway is a wonderful opportunity for those seeking a modern, comfortable home in Portchester. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.

Entrance Porch 5'5 x 5'2 (1.65m x 1.57m)
Tiled flooring, wooden panelling to dado rail height and flat ceiling. Glazed door to:

Lounge 18'7 x 14'11 (5.66m x 4.55m)



UPVC double glazed window to front elevation, stairs to first floor, two radiators, feature fireplace, TV aerial point, wood effect laminate flooring, coving to flat ceiling and built-in storage cupboard housing the meters. Glazed door to:

Kitchen/Diner 14'5 x 14'3 (4.39m x 4.34m)



UPVC double glazed window and door overlooking and accessing the rear garden, fitted range of modern base, eye level and larder style soft close units, roll top worksurfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, hob with extractor over, space and plumbing for washing machine, space for tumble dryer, recess for fridge/freezer, space for table and chairs, radiator and flat ceiling.

Landing



Bedroom One 12'2 plus wardrobe x 8'11 (3.71m plus wardrobe x 2.72m)



UPVC double glazed window to front elevation, radiator, sliding doors to built-in wardrobe, TV aerial point, wood effect laminate flooring and coving to flat ceiling.

Bedroom Two 11'0 x 8'11 (3.35m x 2.72m)



UPVC double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring and flat ceiling.

Bedroom Three 8'7 x 5'8 (2.62m x 1.73m)



UPVC double glazed window to front elevation, radiator, wood effect laminate flooring and flat ceiling.

Bathroom 7'1 x 5'5 (2.16m x 1.65m)



Opaque UPVC double glazed window to rear elevation, modern white suite comprising: panelled bath with mixer tap, rainwater shower and handheld shower attachment, folding shower screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, tiled walls, chrome heated towel rail, wood effect laminate flooring and coving to flat ceiling with spotlighting inset.

Outside

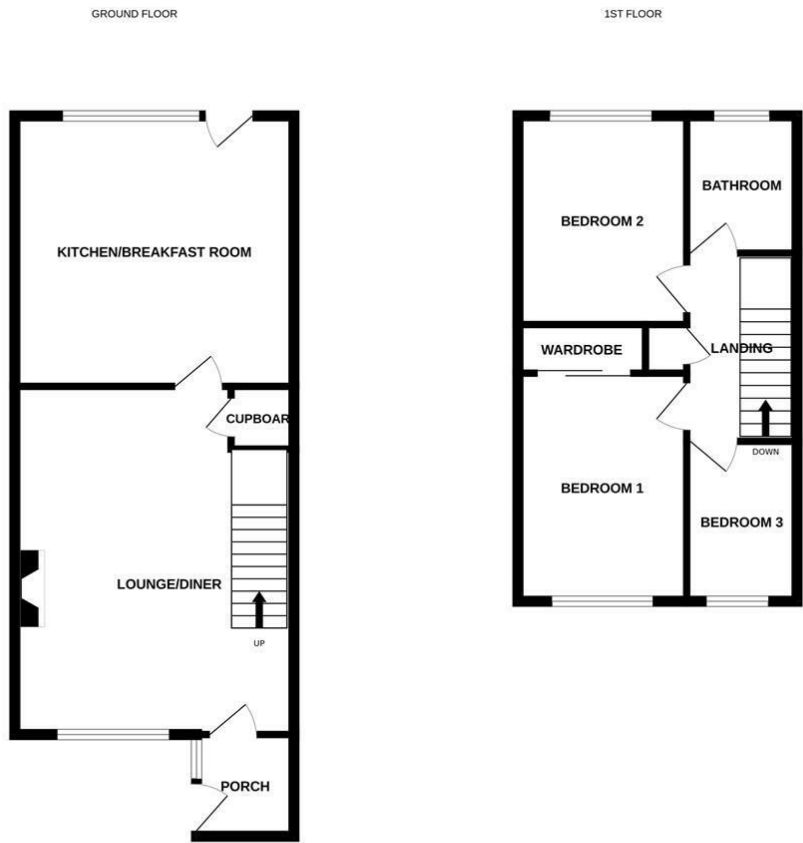
Driveway

Garden



West facing, enclosed, patio and seating area for entertaining purposes, water tap, lawn with shrub borders and wooden gate to rear for pedestrian access.

Floor Plan



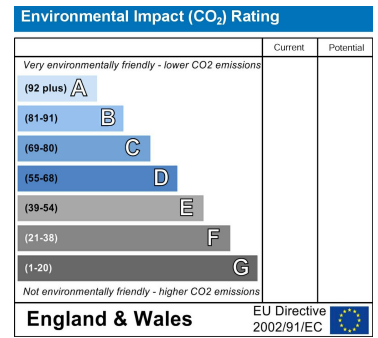
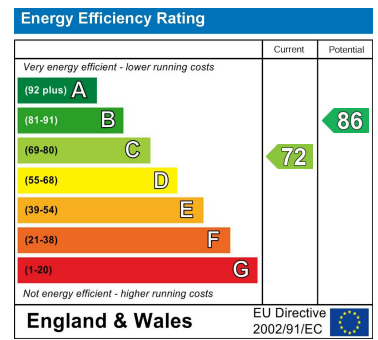
3 BEDROOM EOT

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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Area Map



Energy Efficiency Graph



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