





## GUIDE PRICE £415,000 - £425,000

This well-presented three-bedroom semi-detached home in the sought-after area of Portchester offers an excellent balance of modern living and convenience. Ideally located within walking distance of local bus routes and Portchester train station, the property is perfect for commuters and families alike. The ground floor features a bright and spacious open-plan kitchen and living area complemented by a separate lounge complete with a charming working wood burner ideal for cosy evenings.

A generous utility room adds practicality while the property benefits from gas central heating and has been fully rewired within the last five years, ensuring peace of mind.

Upstairs the home boasts a stylish and modern family bathroom along with three bedrooms. Externally the property continues to impress with a large south facing rear garden, perfect for entertaining or relaxing in the sun along with convenient side access. To the front, there is an attractive garden and a shared driveway providing off-road parking. This is a fantastic opportunity to acquire a spacious and well-maintained home in a desirable and well-connected location.



- SEMI DETACHED
- FRONT AND REAR GARDEN
- CLOSE TO TRANSPORT LINKS
- OPEN PLAN KITCHEN AND LIVING AREA
- WOOD BURNER
- SOUTH FACING GARDEN
- GAS CENTRAL HEATING
- DOWNSTAIRS W/C
- SPACIOUS UTILITY ROOM
- SHARED DRIVE

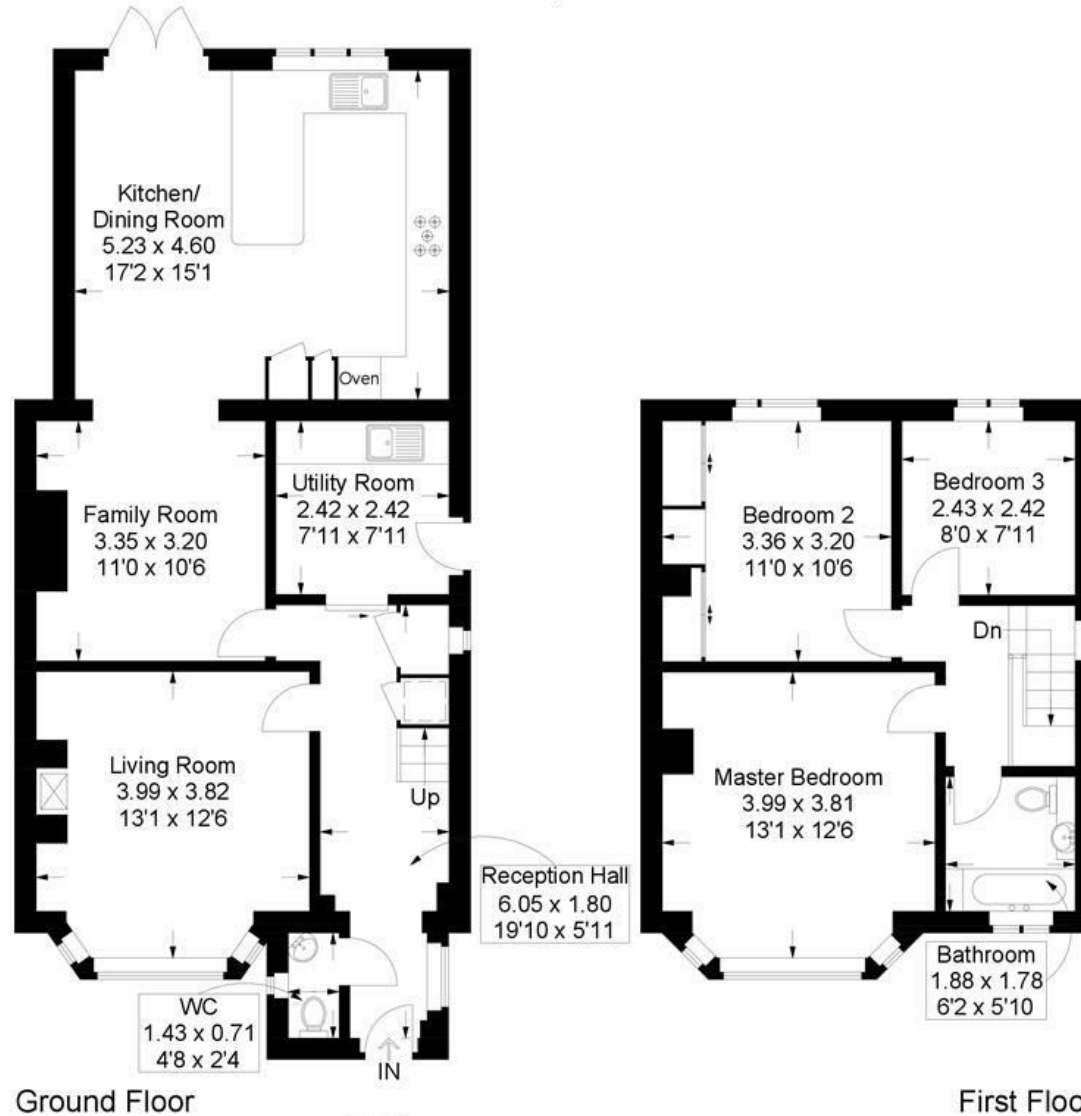
# Portsvie Avenue, Portchester

Approximate Gross Internal Area = 111.9 sq m / 1205 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.3 sq m / 3 sq ft

Total = 112.2 sq m / 1208 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.