



GUIDE PRICE  
**£415,000 - £425,000**  
**20 The Thicket**  
Portchester, PO16 8PZ



## PROPERTY SUMMARY

NO ONWARD CHAIN. This two-bedroom, detached bungalow is located in the peaceful and sought after location of The Thicket, Portchester. The accommodation consists of two large double bedrooms, a lounge, leading into a dining room and a good size kitchen. There is also a shower room, with a separate W.C. Externally, the property boasts a tiered garden, off-road parking and a garage/workshop. A viewing is highly recommended to fully appreciate everything this property has to offer, to arrange your viewing contact our Portchester office today.







**FRONT**

**PORCH**

**ENTRANCE HALL**

**BEDROOM ONE** 14' 08" x 12' 11" (4.47m x 3.94m)

**BEDROOM TWO** 12' 11" x 12' 04" (3.94m x 3.76m)

**LOUNGE** 16' 09" x 9' 11" (5.11m x 3.02m)

**DINING ROOM** 16' 09" x 9' 07" (5.11m x 2.92m) Access to Garden.

**W.C.**

**SHOWER ROOM**

**KITCHEN** 15' 03" x 15' 02" (4.65m x 4.62m)

**LEAN TO** 15' 03" x 4' 11" (4.65m x 1.5m) Access to Garden.

**GARDEN**

**GARAGE**



## GROUND 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 E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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

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