

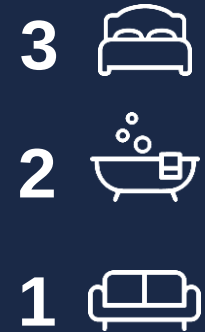
GUIDE PRICE

£375,000-£400,000

22 Samuel Mortimer Close

PO15 5NZ

Guide Price £375,000 - £400,000. Located in the sought after area of Catisfield, Jeffries & Dibbens is delighted to present this three double bedroom, end terraced family home to the market! The downstairs displays a contemporary fitted kitchen, a spacious lounge/dining room, WC, and a beautiful glass veranda. Upstairs boasts a family bathroom and three double bedrooms, with the main bedroom benefiting from an en-suite shower room. Externally, there is a landscaped rear garden, a car port and on road parking to the front. Viewings are highly advised so call our Fareham office now!





ENTRANCE HALL

KITCHEN 13' 0" x 8' 3" (3.96m x 2.51m)

LOUNGE/DINING ROOM 16' 2" x 15' 9" (4.93m x 4.8m)

GLASS VERANDA 9' 11" x 14' 5" (3.02m x 4.39m)

WC

LANDING

BEDROOM 1 18' 3" x 9' 4" (5.56m x 2.84m)

ENSUITE 8' 4" x 5' 8" (2.54m x 1.73m)

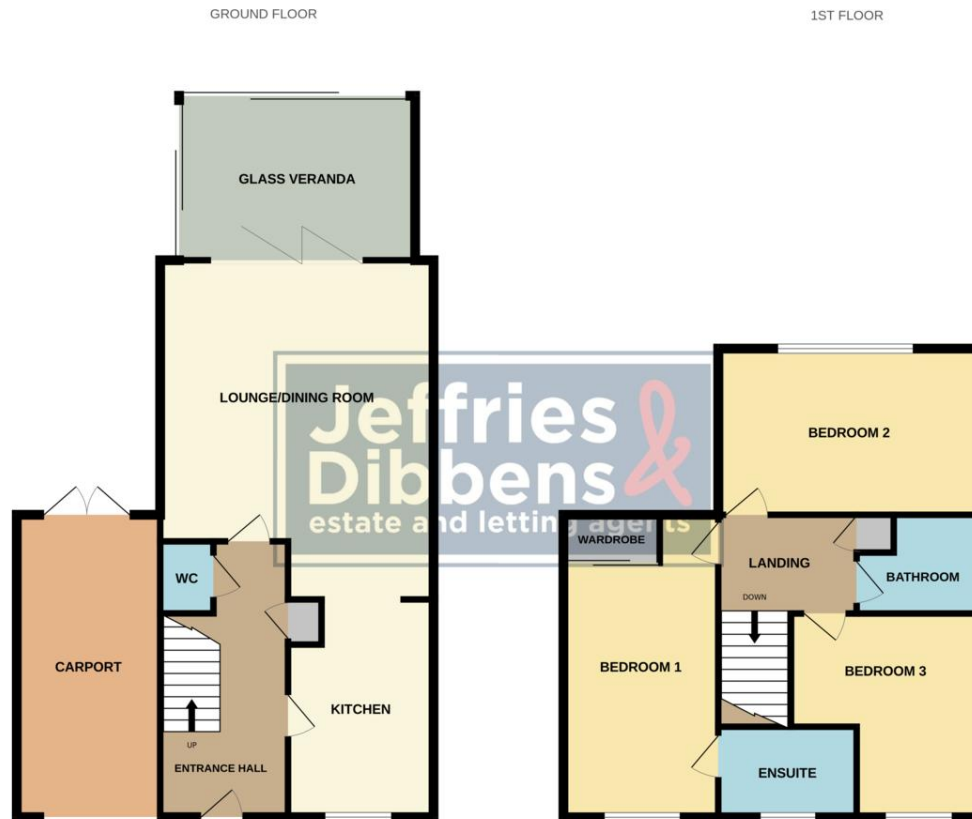
BEDROOM 2 15' 9" x 10' 0" (4.8m x 3.05m)

BEDROOM 3 12' 0" x 11' 5" (3.66m x 3.48m)

BATHROOM

CARPORT 18' 3" x 8' 8" (5.56m x 2.64m)

GARDEN



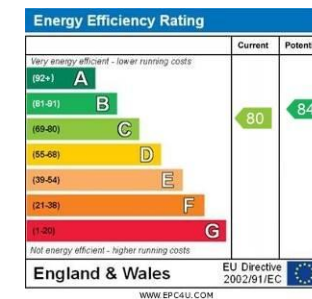
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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