



**Samuel Mortimer Close, Catisfield, Fareham, PO15 5NZ**

**welcome to**

## **Samuel Mortimer Close, Catisfield, Fareham**

Fox & Sons Fareham are delighted to welcome to the market this immaculate three bedroom semi detached family home with allocated parking for two cars directly to the front of the property. The property benefits from an open plan kitchen/diner, downstairs W/C and three double bedrooms.

### **Entrance Hall**

UPVC door to side, storage cupboard, radiator

### **Cloakroom**

Vanity wash hand basin, W/C, heated towel rail, extractor fan

### **Lounge**

14' 8" x 13' 4" ( 4.47m x 4.06m )

UPVC double glazed French door leading to rear garden, radiator

### **Kitchen/diner**

15' 6" x 9' 9" ( 4.72m x 2.97m )

UPVC double glazed window to front with shutter blinds, fitted kitchen with matching wall and base units, integral fridge/freezer and washing machine, integral oven with induction hob and extractor fan, integral dishwasher, one and a half bowl sink and drainer unit, radiator

### **First Floor Landing**

Radiator, access to:

### **Bedroom Two**

15' 6" max x 11' 1" max ( 4.72m max x 3.38m max )

UPVC double glazed window to rear, radiator

### **Bedroom Three**

15' 6" max x 9' 9" max ( 4.72m max x 2.97m max )

UPVC double glazed window to front with shutter blinds, airing cupboard, radiator

### **Family Bathroom**

UPVC double glazed window to side with shutter blinds, bath with mixer taps, vanity wash hand basin, W/C, heated towel rail, extractor fan

### **Second Floor Landing**

Access to:

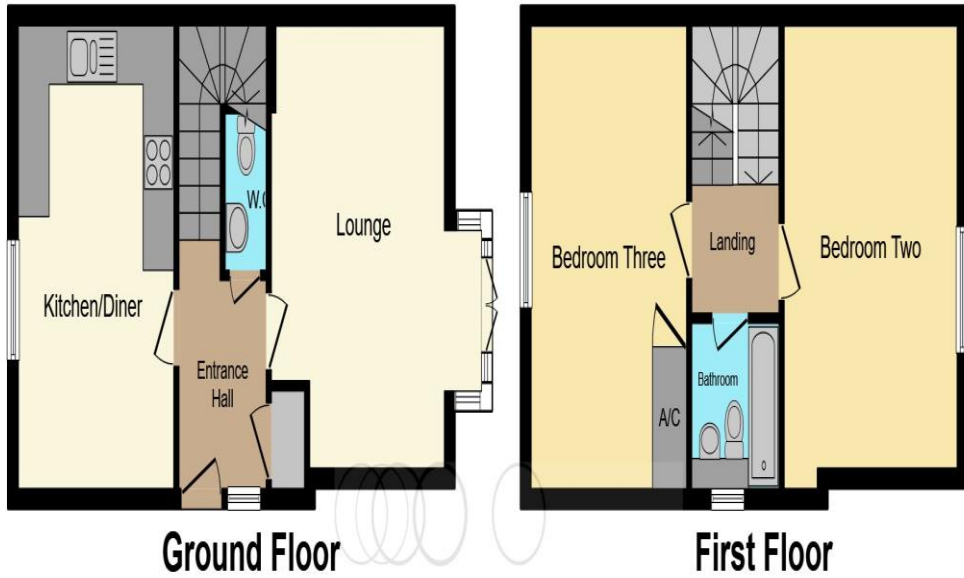
### **Bedroom One**

13' 3" max x 14' max ( 4.04m max x 4.27m max )

UPVC double glazed window to front with shutter blinds, Velux window to front, fitted wardrobe, radiator

### **En-Suite**

Velux window to side with built in blind, walk in shower cubical, vanity wash hand basin, W/C, heated towel rail, extractor fan



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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Samuel Mortimer Close,**  
**Catisfield Fareham**

- SEMI-DETACHED FAMILY HOME
- TWO ALLOCATED PARKING SPACES
- THREE DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- CUL-DE-SAC LOCATION

Tenure: Freehold EPC Rating: B

guide price

**£390,000**



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Property Ref:  
FHM106820 - 0008

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