



**£245,000**  
**17 Walsingham Close**  
Wymering, PO6 3RW

We are pleased to welcome to the sales market this two bedroom terraced family house situated in Walsingham Close, Wymering. We believe this property would be an ideal first time or investment purchase due to its proximity to the Queen Alexandra hospital and transport links. The property comprises; entrance hall, kitchen and 16ft lounge/diner to the ground floor. On the first floor you will find two double bedrooms and a bathroom suite. Additional benefits include a south facing enclosed rear garden, allocated parking to the rear, gas central heating and double glazing. A viewing is highly recommended and can be arranged via Jeffries and Dibbens (Drayton)

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**ENTRANCE HALL**

**KITCHEN** 9' 0" x 8' 4" (2.74m x 2.54m)

**LOUNGE** 16' 7" x 12' 2" (5.05m x 3.71m)

**LANDING**

**BEDROOM ONE** 12' 2" x 8' 4" (3.71m x 2.54m)

**BEDROOM TWO** 12' 1" x 7' 7" (3.68m x 2.31m)

**BATHROOM** 9' 0" x 4' 9" (2.74m x 1.45m)

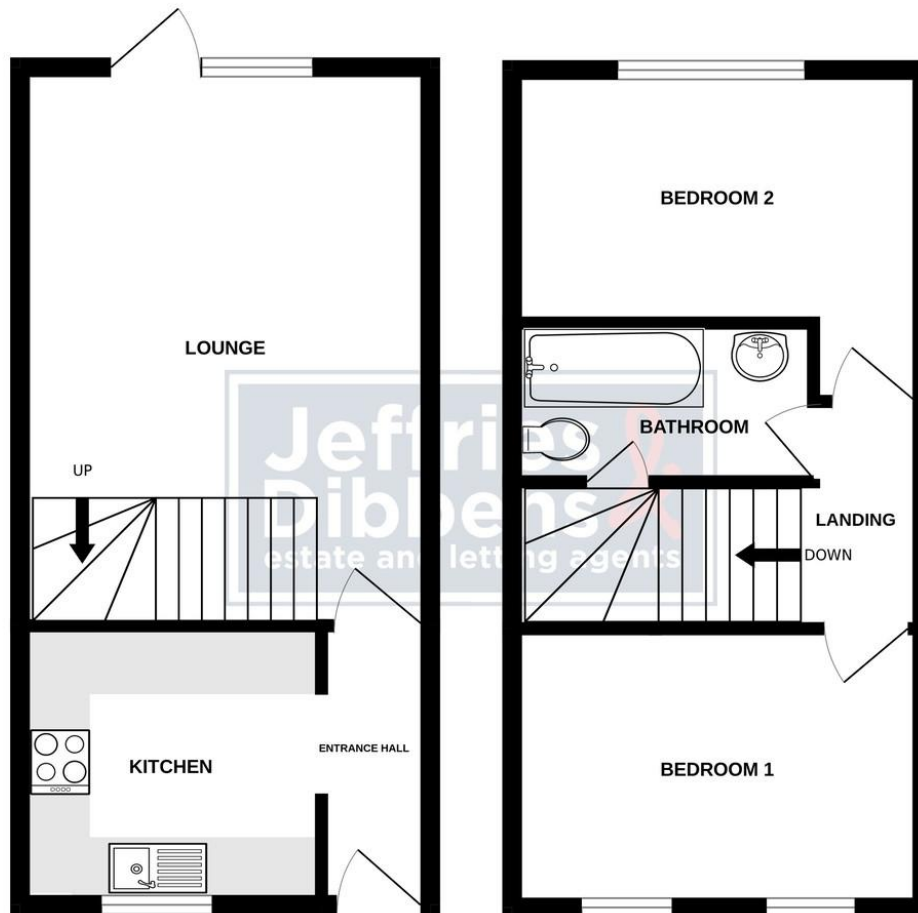
**GARDEN** South facing.

**PARKING** Allocated space to the rear of the property.



GROUND FLOOR

1ST 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**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

EPC To Follow

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

**Jeffries  
Dibbens &**  
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