



£315,000
3 Waltham Close
Portchester, PO16 8EQ

PROPERTY SUMMARY

Located on the popular Portchester Hillslopes within close proximity to Portchester and the Train Station is this well presented and spacious semi-detached family home. Offered in good decorative order the property offers a lounge and dining room, kitchen, three bedrooms and a family bathroom. To the outside you will find a sunny west facing garden, block paved driveway and larger than average garage. Viewing is highly advised.





PORCH Via double glazed door with double glazed window, storage cupboard, radiator, tiled flooring, door to:

LOUNGE 15' 5" x 13' 6" (4.7m x 4.11m) Front aspect double glazed window, fire surround with gas fire, wood laminate flooring, radiator, stairs to first floor landing, opening to:

DINING ROOM 11' 2" x 8' 0" (3.4m x 2.44m) Rear aspect double glazed doors to garden, wood laminate flooring, radiator, door to:

KITCHEN 11' 2" x 8' 0" (3.4m x 2.44m) Rear and side aspect double glazed windows and door to garden. Wall and base units with inset sink and drainer, integrated oven, hob and hood, tiled surrounds, space for appliances.

LANDING Side aspect double glazed window, doors to:

BEDROOM 13' 2" x 8' 6" (4.01m x 2.59m) Front aspect double glazed window, integral wardrobe, radiator.

BEDROOM 9' 0" x 9' 2" (2.74m x 2.79m) Rear aspect double glazed window, cupboard housing boiler, radiator.

BEDROOM 10' 1" x 6' 9" (3.07m x 2.06m) Front aspect window, cupboard, radiator.

BATHROOM Rear aspect double glazed window, suite comprising panelled bath with electric shower over, lo flush WC, pedestal hand basin, tiled surrounds, towel rail radiator.

GARDEN West facing garden with lawn area, astro turf area, decked area, partial paved seating area, shed, door to:

GARAGE 23' 2" x 7' 8" (7.06m x 2.34m) Up and over door, door to garden, power and light.

FRONT Block paved driveway to garage.



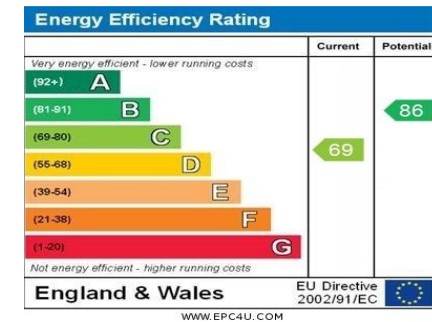
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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