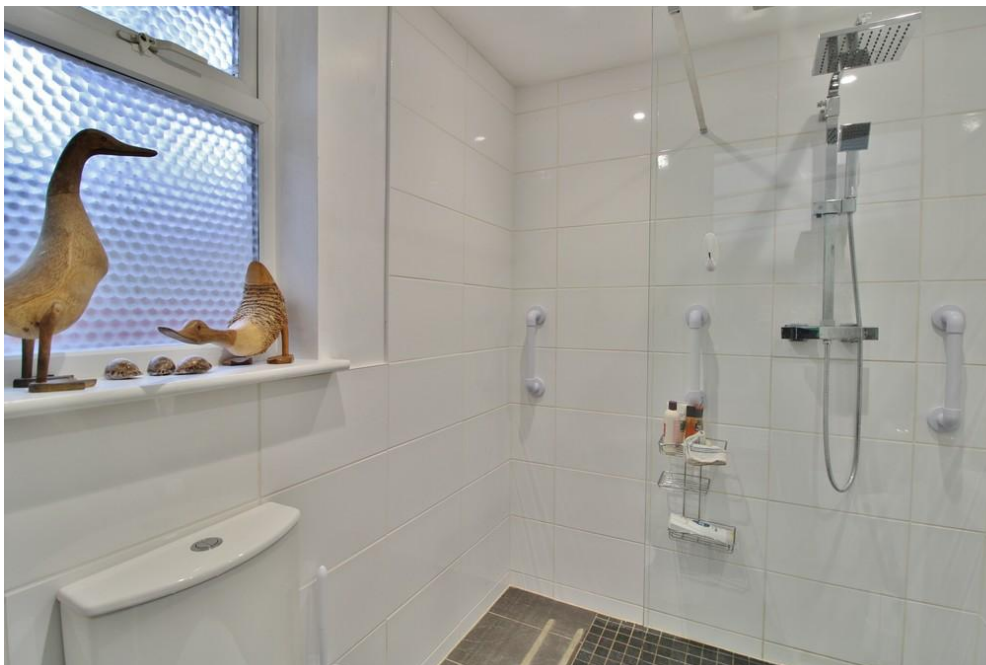


**£265,000**  
**4 Brixworth Close**  
Paulsgrove, PO6 4EP

## PROPERTY SUMMARY

Offered with no forward chain this three bedroom semi detached property is located in the residential location of Brixworth Close. The properties accommodation to the ground floor consists of a lounge, a dining room, a conservatory, a modern fitted kitchen and shower room. To the first floor you will find three good size bedrooms and a family bathroom. To arrange your viewing contact our Portchester Office today!





**FRONT GARDEN**

**PORCH**

**HALLWAY**

**LOUNGE** 15' 09" x 11' 07" (4.8m x 3.53m)

**DINING ROOM** 8' 06" x 8' 04" (2.59m x 2.54m)

**CONSERVATORY** 14' 04" x 7' 11" (4.37m x 2.41m)

**KITCHEN** 13' 08" x 8' 08" (4.17m x 2.64m)

**LOBBY**

**SHOWER ROOM**

**STORE AREA** 8' 09" x 5' 10" (2.67m x 1.78m)

**STORE AREA** 8' 00" x 5' 06" (2.44m x 1.68m)

**LANDING**

**BEDROOM ONE** 11' 07" x 11' 11" max (3.53m x 3.63m)

**BEDROOM TWO** 11' 11" x 8' 06" (3.63m x 2.59m)

**BEDROOM THREE** 11' 07" max x 10' 00" max (3.53m x 3.05m)

**BATHROOM**

**REAR GARDEN**



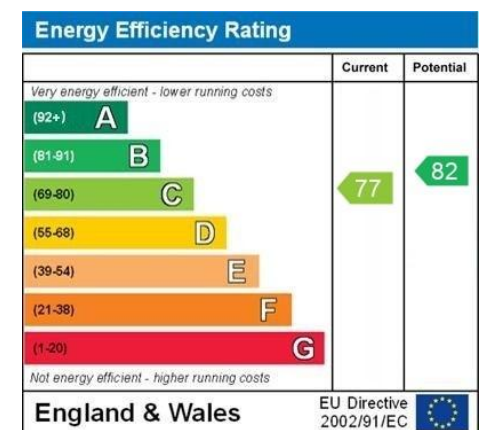
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band B

**VIEWINGS**  
 By prior appointment only



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



**OFFICE ADDRESS**  
 78 West Street, Portchester,  
 Fareham, PO16 9UN

**CONTACT**  
 023 9243 5000  
 portchester@jeffries.co.uk  
 www.jdea.co.uk