

GUIDE PRICE

**£300,000-£310,000**

**37 Waltham Close**

Portchester, PO16 8EQ



## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer this three bedroom family home situated in the desirable Waltham Close to the market! With the downstairs consisting of a porch, a bright and spacious lounge room, a fitted kitchen/dining room and a conservatory that opens to the garden. Upstairs boasts three bedrooms and a recently modernised shower room. Externally the property benefits from a newly landscaped front and rear garden as well as a garage with power & lighting. Please call us now to arrange your viewing!





## PORCH

**LOUNGE** 14' 6" x 14' 0" (4.42m x 4.27m)

**KITCHEN/DINER** 14' 8" x 10' 4" (4.47m x 3.15m)

**CONSERVATORY** 8' 10" x 7' 9" (2.69m x 2.36m)

## LANDING

**BEDROOM** 14' 10" x 8' 3" (4.52m x 2.51m)

**BEDROOM** 8' 10" x 8' 2" (2.69m x 2.49m)

**BEDROOM** 10' 9" x 6' 0" (3.28m x 1.83m)

## SHOWER ROOM

**LOFT** 14' 5" x 13' 7" (4.39m x 4.14m) The loft has been floored and has fitted lights.

**GARAGE** 17' 3" x 8' 3" (5.26m x 2.51m)







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

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.

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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