

**£289,995**  
**23 Jacaranda Close**  
Fareham, PO15 5LG

## PROPERTY SUMMARY

Situated in a quiet cul-de-sac within the popular Titchfield Park development, this beautifully presented two-bedroom mid-terrace home offers stylish and well-proportioned accommodation, ideally located for excellent transport links and well-regarded local schools. Upon entering the property, you are welcomed into a bright and inviting entrance hallway and to the front is the refitted kitchen, offering ample storage and worktop space alongside a useful breakfast bar area. Also on the ground floor is an immaculately presented downstairs WC. To the rear, the generous lounge/diner provides a fantastic space for both relaxing and entertaining, with a door opening directly onto the beautifully landscaped rear garden. Thoughtfully designed to be enjoyed throughout the warmer months, the garden provides an ideal retreat for relaxing and al fresco dining, with the added benefit of a summer house/bar positioned at the rear. Upstairs, the landing leads to two excellent-sized double bedrooms, complemented by a sleek and neutrally presented family bathroom. Further benefits include two allocated parking spaces and a peaceful cul-de-sac position, making this a fantastic home in a highly convenient Titchfield Park location.





## HALLWAY

**KITCHEN** 10' 7" x 7' (3.23m x 2.13m)

**LOUNGE/DINER** 16' 8" x 13' 5" (5.08m x 4.09m)

**WC** 5' 9" x 2' 8" (1.75m x 0.81m)

## LANDING

**BEDROOM ONE** 13' 5" x 10' 2" (4.09m x 3.1m)

**BEDROOM TWO** 13' 5" x 9' 7" (4.09m x 2.92m)

**BATHROOM** 7' 4" x 7' (2.24m x 2.13m)

## OUTSIDE

## REAR GARDEN

**SUMMER HOUSE** 11' x 11' (3.35m x 3.35m)

**ALLOCATED PARKING SPACES X2**

**AGENTS NOTES** Council Tax Band: C  
EPC Rating: C





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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

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