



**£325,000**  
**20 Simpson Close**  
Portchester, PO16 8EJ

Offering no onward chain! We welcome to the market this beautifully presented four-bedroom mid-terraced home, ideally situated in a highly sought-after location close to a wide range of local amenities. This impressive property offers a thoughtfully designed layout, featuring a modern kitchen and a spacious living/dining area with access to the rear garden, a downstairs WC, three generously sized bedrooms on the first floor, sharing a family bathroom. On the 2nd floor there is a large double bedroom with an ensuite shower room and a dressing room. Externally, there is a west-facing low maintenance garden with rear access to a residents parking. This is not one to miss out on, please call our Portchester office to arrange a viewing today!





#### **ENTRANCE HALL**

**LOUNGE** 21' 11" x 10' 5" (6.70m x 3.20m)

**KITCHEN/DINER** 18' 8" x 9' 6" (5.70m x 2.90m)

#### **WC**

**BEDROOM TWO** 13' 5" x 9' 6" (4.10m x 2.90m)

**BEDROOM THREE** 12' 5" x 9' 6" (3.80m x 2.90m)

**BEDROOM FOUR** 8' 2" x 7' 9" (2.50m x 2.38m)

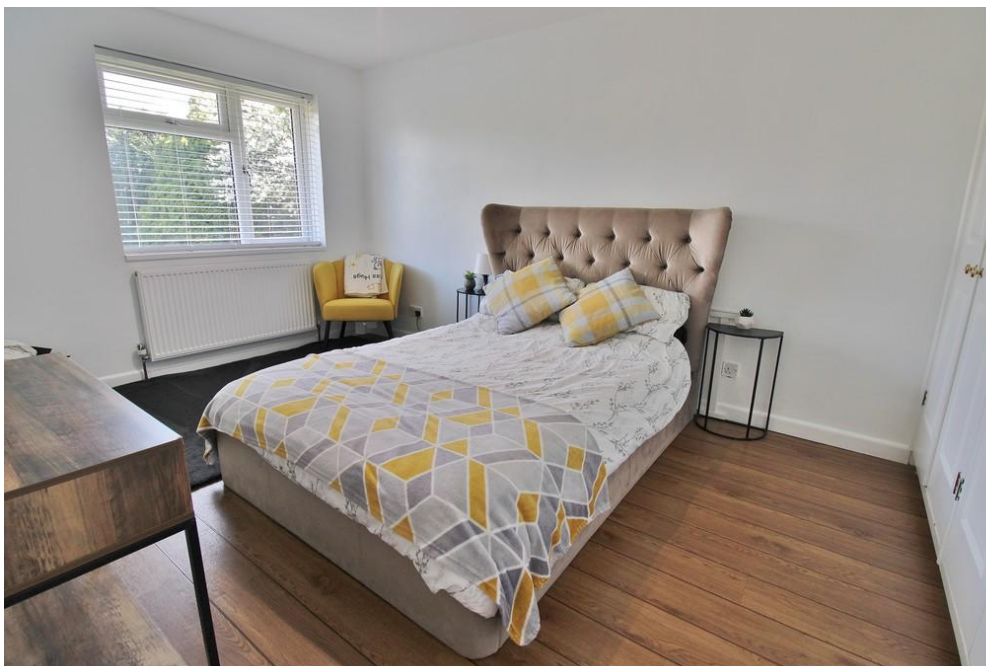
#### **BATHROOM**

**BEDROOM ONE** 13' 2" x 12' 8" (4.02m x 3.87m)

#### **ENSUITE**

#### **DRESSING ROOM**

#### **REAR GARDEN**



GROUND FLOOR

1ST FLOOR

2ND FLOOR



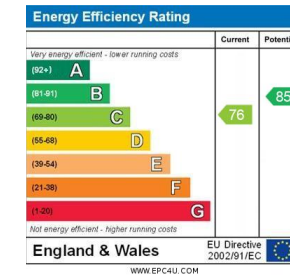
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**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.

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  
Dibbens &**  
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