

GUIDE PRICE

£260,000-£270,000

43 Weyhill Close

Portchester, PO16 8EL

GUIDE PRICE £260,000 - £270,000 New to the market is this extremely well-presented, two bedroom mid-terrace home located in the sought-after Weyhill Close, Portchester. The property, which is offered with NO FORWARD CHAIN, comprises an entrance porch, spacious lounge, a fitted kitchen/dining room on the ground floor. With two double bedrooms and a modern bathroom with overhead shower on the first floor. Other benefits include brand new double glazing throughout and a recently installed boiler. Externally, there is a garden with rear access, a garage in a block, and a higher than average amount of on-street parking. Viewings are highly advised so call our Portchester office now to arrange yours!

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PORCH

LOUNGE 19' 3" x 11' 11" (5.87m x 3.63m)

KITCHEN/DINING ROOM 8' 03" x 11' 11" (2.51m x 3.63m)

LANDING

BEDROOM ONE 10' 08" x 11' 11" (3.25m x 3.63m)

BEDROOM TWO 8' 03" x 11' 11" (2.51m x 3.63m)

BATHROOM 5' 01" x 6' 11" (1.55m x 2.11m)

GARDEN

GARAGE

GROUND FLOOR

1ST 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 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.

**Jeffries
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