

£289,995

23 Jacaranda Close

Titchfield Park, 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



GROUND FLOOR

1ST FLOOR



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
Dibbens**
estate and letting agents

OFFICE ADDRESS

18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT

01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk