



£395,000
54 Woodbourne Close
Catisfield, PO15 5QJ

This superbly presented semi-detached home is located in the sought-after Catisfield area, offering well-maintained accommodation throughout, situated on a large plot. The property briefly comprises a welcoming entrance hall, recently refitted WC, and a bright and airy lounge ideal for relaxing and entertaining. To the rear is a modern fitted kitchen featuring bi-fold doors that overlook and open onto the beautifully maintained rear garden. Upstairs, there are three bedrooms along with a family bathroom. Externally, the property benefits from driveway parking, a detached garage with electric roller door, and attractive, well-kept frontage and a southerly facing rear garden, making this an ideal family home.

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PORCH

WC 5' 3" x 4' 9" (1.613m x 1.473m)

ENTRANCE HALL

LOUNGE 11' 5" x 15' 11" (3.489m x 4.876m)

KITCHEN/DINER 13' 1" x 15' 11" (4.009m x 4.872m)

LANDING

BEDROOM ONE 9' 5" x 16' 0" (2.890m x 4.882m)

BEDROOM TWO 7' 8" x 8' 11" (2.352m x 2.732m)

BEDROOM THREE 7' 8" x 6' 9" (2.349m x 2.070m)

BATHROOM 6' 6" x 5' 8" (1.986m x 1.741m)

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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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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