
Jeffries & Dibbens
estate and letting agents
£321,000
4 Merz Close
Portsmouth, PO6 2LF

PROPERTY SUMMARY

We're pleased to present to the market this three bedroom terrace property located in the central Drayton location of Merz Close on the popular Parkside Estate. The accommodation consists of a lounge, a kitchen/diner and a downstairs WC. To the first floor you will find three bedrooms of which the master boasting en-suite facilities. Externally there is a low maintenance rear garden and allocated parking located opposite the property. The property also boasts gas central heating, double glazing and owned solar panels. To arrange your viewing contact our Drayton Office today!

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ENTRANCE HALL

CLOAKROOM

LOUNGE 17' 2" x 12' 1" (5.23m x 3.68m)

KITCHEN/DINER 15' 2" x 9' 2" (4.62m x 2.79m)

FIRST FLOOR LANDING

BEDROOM ONE 12' x 11' 5" (3.66m x 3.48m)

EN-SUITE

BEDROOM TWO 9' 1" x 8' (2.77m x 2.44m)

BEDROOM THREE 8' x 5' 11" (2.44m x 1.8m)

BATHROOM

OUTSIDE

REAR GARDEN

OFF ROAD PARKING

AGENTS NOTE Please be aware that there is an estate maintenance charge payable for this property, please ask for further details.

GROUND FLOOR

1ST FLOOR



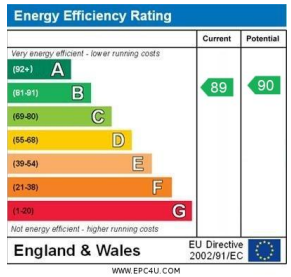
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

TENURE
Freehold

COUNCIL TAX BAND
Band C

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.

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