



£375,000
17 Court Close
Portsmouth, PO6 2LU

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we're pleased to present to the market this three bedroom semi detached house situated in the cul de sac location of Court Close. The accommodation on offer consists of a porch leading to a hallway, a spacious lounge/diner, a kitchen, a conservatory and a downstairs WC. To the first floor you will find three bedrooms, a family bathroom and a separate WC. Externally there is a south facing rear garden, a shared driveway and a garage. To arrange your viewing contact our Drayton Office today!





FRONT Shared driveway leading to garage, front garden leading to front door.

PORCH

HALLWAY

LOUNGE/DINER 24' 2 max" x 11' 8 max" (7.37m x 3.56m)

KITCHEN 8' 9" x 8' 8" (2.67m x 2.64m)

CONSERVATORY 12' 6" x 6' 1" (3.81m x 1.85m)

WC

LANDING

BEDROOM ONE 15' 4" x 9' 6" (4.67m x 2.9m)

BEDROOM TWO 8' 9" x 9' 7" (2.67m x 2.92m)

BEDROOM THREE 9' 0 max" x 8' 5 max" (2.74m x 2.57m)

BATHROOM

WC

REAR GARDEN





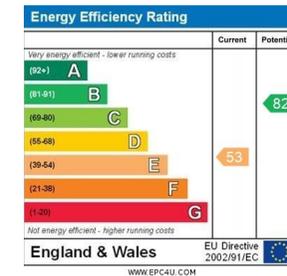
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries
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