



GUIDE PRICE

£400,000-£435,000

14 Helsby Close

PO14 1QJ

PROPERTY SUMMARY

Tucked away at the end of the quiet Helsby Close, Jeffries and Dibbens are thrilled to present this extended four bedroom end of terrace family home to the market. Downstairs, there is a spacious front lounge room, a bright and modern open-plan kitchen/diner with French doors into the garden, a handy utility room and also a WC. The first floor comprises three good size bedrooms and a well-kept family bathroom and the second floor presents another large bedroom. Outside of the property there is a generous rear garden and a garage. We strongly urge all those who are interested to call us now to arrange your viewing!





ENTRANCE HALL

WC

LOUNGE 23' 7" x 16' 0" (7.19m x 4.88m)

KITCHEN/DINER 30' 6" x 10' 2" (9.3m x 3.1m)

UTILITY ROOM 8' 2" x 5' 6" (2.49m x 1.68m)

LANDING

BEDROOM 2 13' 9" x 9' 3" (4.19m x 2.82m)

BEDROOM 3 9' 1" x 11' 1" (2.77m x 3.38m)

BEDROOM 4 6' 9" x 9' 11" (2.06m x 3.02m)

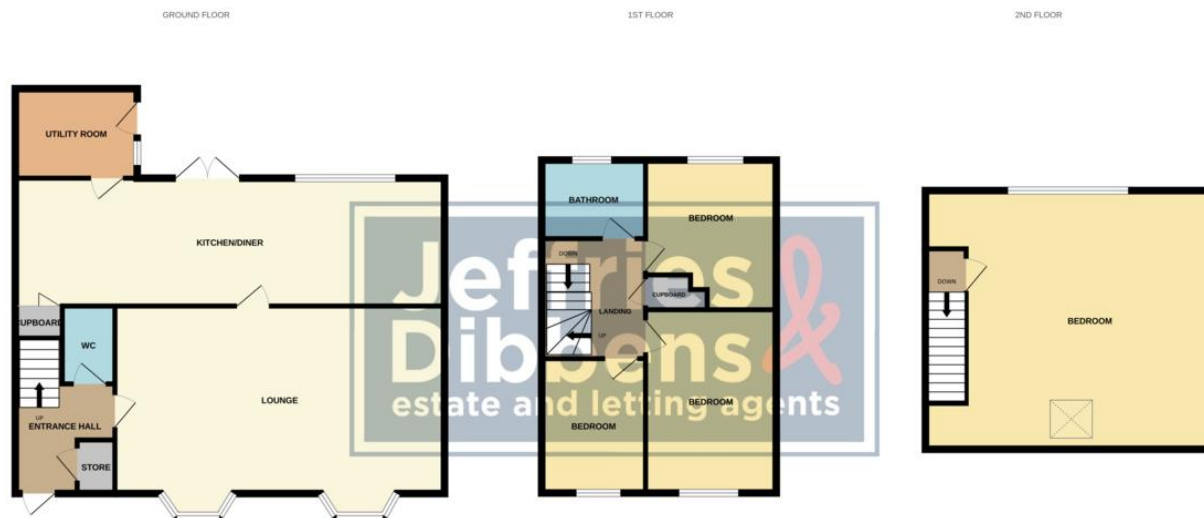
BATHROOM

LANDING

BEDROOM 1 15' 10" x 12' 1" (4.83m x 3.68m)

REAR GARDEN

GARAGE



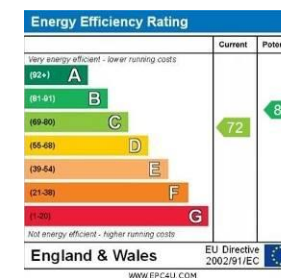
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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