




£425,000
21 Chaucer Close
PO16 7PD

Situated in the quiet and sought-after Chaucer Close, this four bedroom semi-detached family home that sits on an approx. 0.25 acre plot is now available to the market! The downstairs presents a lounge, a fitted kitchen, a separate dining room, a shower room and a conservatory. The first floor offers three bedrooms and a bathroom with a separate toilet. The second floor boasts the main bedroom with ensuite. Externally, there is a large rear garden, a garage and a driveway providing off-road parking to the front. Viewings are highly advised so call our Fareham office now to arrange yours!

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HALLWAY

LOUNGE 14' 1" x 12' 11" (4.29m x 3.94m)

HALL

SHOWER ROOM 6' 11" x 7' 10" (2.11m x 2.39m)

DINING ROOM 11' 10" x 12' 0" (3.61m x 3.66m)

KITCHEN 9' 6" x 19' 5" (2.9m x 5.92m)

CONSERVATORY 9' 8" x 17' 11" (2.95m x 5.46m)

LANDING

BATHROOM 6' 7" x 5' 5" (2.01m x 1.65m)

WC

BEDROOM TWO 11' 10" x 13' 0" (3.61m x 3.96m)

BEDROOM THREE 11' 11" x 7' 11" (3.63m x 2.41m)

BEDROOM FOUR 8' 6" x 6' 3" (2.59m x 1.91m)

BEDROOM ONE 14' 7" x 17' 8" (4.44m x 5.38m)

ENSUITE 8' 6" x 4' 7" (2.59m x 1.4m)

GARDEN

GARAGE

DRIVEWAY



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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 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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