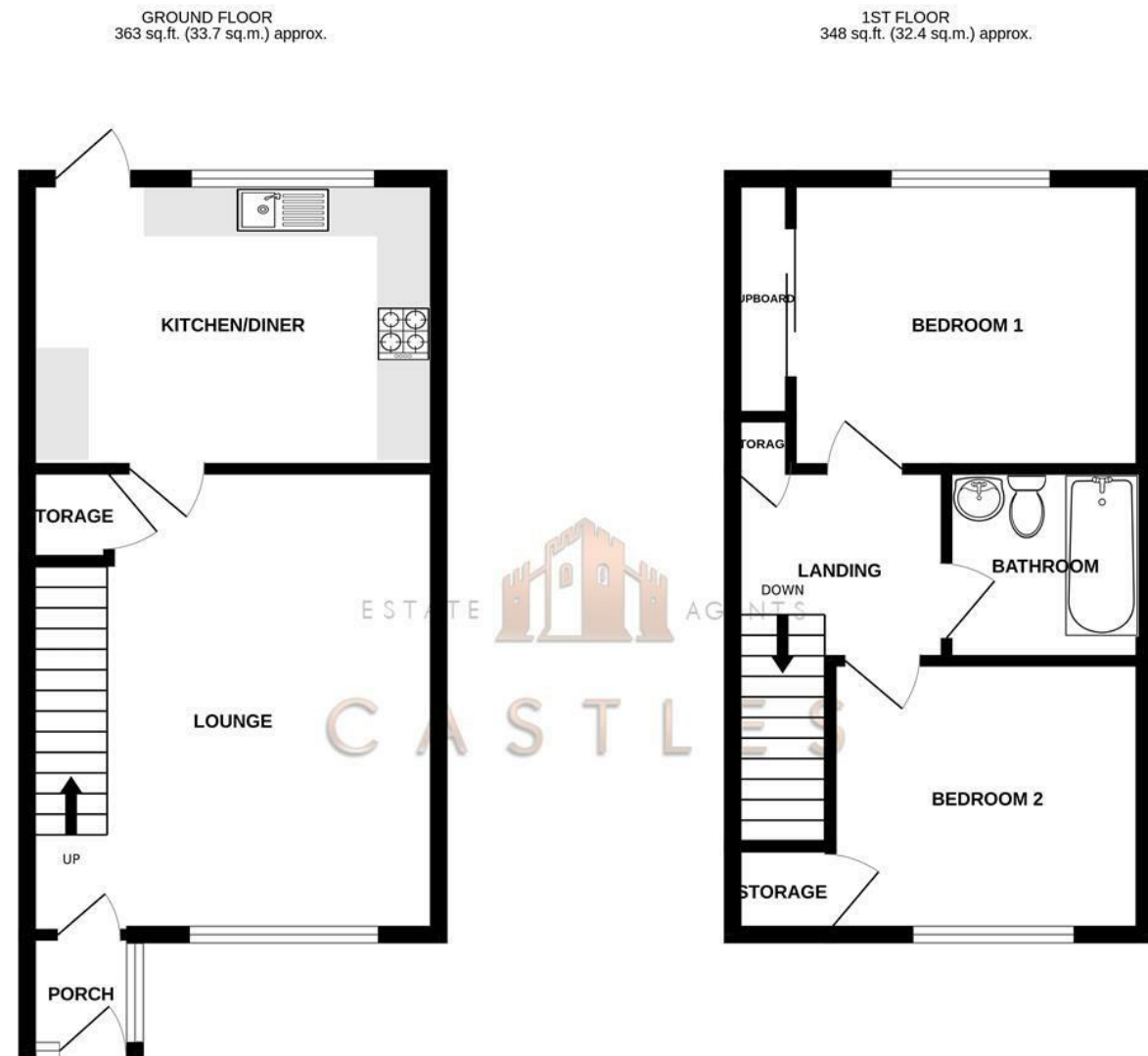


Floor Plan



TOTAL FLOOR AREA : 711 sq.ft. (66.0 sq.m.) approx.  
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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**17 Jute Close**  
**Fareham, PO16 8EZ**

We are pleased to welcome to the market this two bedroom mid-terrace property with off road parking and garage in the popular Portchester location of Jute Close, Portchester.

This home is extremely well presented throughout and the accommodation is comprised over two levels. The ground floor consists of an entrance porch, lounge to the front which leads into an open plan modern fitted kitchen diner plus breakfast bar.

Moving upstairs there are two double bedrooms and a recently fitted modern family bathroom.

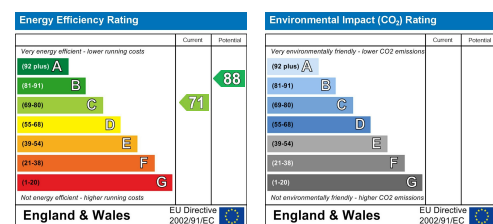
Externally there is front and rear gardens. The rear features a patio seating area and a well presented but manageable sized lawn. It is south facing so plenty of sunshine throughout the day and evening. Behind the property is off road parking and garage.

The park and playing fields of Dore Avenue are a stones throw away.

For more information or to arrange a viewing of this property please call Castles today.

**Offers over £275,000**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# 17 Jute Close

Fareham, PO16 8EZ



- TWO DOUBLE BEDROOMS
- GARAGE & PARKING
- IDEAL FIRST TIME BUY
- LANDSCAPED REAR GARDEN
- ACCESS TO DORE AVENUE PARK & PLAYING FIELDS
- RECENTLY FITTED MODERN BATHROOM

**LOUNGE**  
13'5" x 15'5" (4.1 x 4.7)

**KITCHEN/DINER**  
13'5" x 9'6" (4.1 x 2.9)

**BEDROOM 1**  
13'5" x 11'5" (4.1 x 3.5)

**BEDROOM 2**  
8'10" x 10'5" (2.7 x 3.2)

**BATHROOM**  
6'6" x 5'10" (2.0 x 1.8)

**Financial Services**  
If you are looking to get a comparison on your mortgage deal

then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

