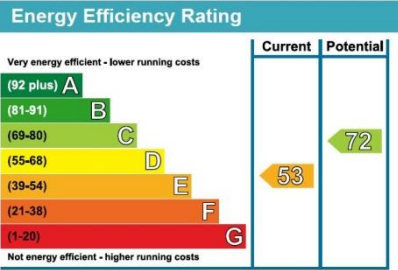


£689,995

The Avenue, Fareham, PO14 1NS



- Four Bedrooms
- Imposing Reception Hall
- Four/Five Reception Rooms
- Fitted Kitchen with Modern Appliances
- Master Bedroom with Balcony, Open Plan Ensuite Bathroom and Dressing Area
- Bedroom 2 with Ensuite Wet Room
- Rear Garden with Decking
- Sweeping Driveway and Garage
- Front and Enclosed Rear Gardens
- Excellent High Profile Location Close to Fareham Town Centre



Property Reference : F1198

Council Tax Band: G

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

The Accommodation Comprises:-

Double opening doors with obscured double glazed long-line panels to side into:

Open Entrance Porch:-

10' x 3' 10" (3.05m x 1.17m)

Glazed panels to the side giving access to:

Entrance Reception Hallway:-

19' 8" x 11' 3" (5.99m x 3.43m) Maximum Measurements

Tiled floor, radiator, flat ceiling with lighting inset, stairs to first-floor and under-stairs recess.



Cloakroom:-

Circular wash hand basin with mixer tap, WC, tiled floor with complimentary tiling to dado rail height with chrome towel rail, wall mounted extractor.

Lounge:-

17' 5" x 13' 2" (5.30m x 4.01m) Maximum Measurements

Double glazed bay window to front elevation, ceiling with lighting inset, twin modern high radiators, fireplace with inset tiled surround with modern fire inset, wood floor.



Dining Room:-

13' 2" x 9' 10" (4.01m x 2.99m)

Continuation of wood floor, flat ceiling with lighting inset, radiator.



Cinema Room:-

23' 11" x 13' 10" (7.28m x 4.21m)

Bi-folding doors enjoying views and accessing the rear garden, tiled floor, wall mounted air conditioning unit.



Games Room:-

13' 10" x 9' 2" (4.21m x 2.79m)

Continuation of tiled floor and glazed French doors giving access to garden, ceiling with lighting inset.

Family Room:-

12' 6" x 12' 2" (3.81m x 3.71m)

Double glazed window to front elevation, radiator, flat ceiling with lighting inset, wood floor.

Kitchen:-

18' 5" x 11' 10" (5.61m x 3.60m) Maximum Measurements

Double glazed windows to side and rear, double opening doors giving access to garden, range of base and eye level units with work surfaces with splash-back, single drainer sink unit with mixer tap, integrated dishwasher, AEG ceramic hob, with splash-back, AEG stainless steel extractor over, split-level AEG oven and grill, AEG fitted microwave and cappuccino coffee machine, recess for washing machine, recess for American-style fridge freezer, larder cupboard, central island with storage under and wine cooler, flat ceiling with lighting inset, tiled floor, long-line towel rail. Door to laundry room with double glazed window to side, space for washing machine and tumble dryer and storage, ceiling with lighting inset, radiator.



First Floor Landing:-

Double glazed window overlooking terrace and garden, ceiling with lighting inset, access to loft.

Bedroom 1:-

15' 6" x 13' 1" (4.72m x 3.98m) Maximum Measurements

Double glazed bay window to front elevation, wood floor, modern radiator, picture glass partition to:



Dressing Area and Ensuite:-

12' 9" x 5' 8" (3.88m x 1.73m) Maximum Measurements, Irregular Shape

Bath with mixer tap and hand shower attachment, wash basin with mixer tap, tiled wall and floor, mirror fronted sliding doors to wardrobe unit, shelf with wall mounted mirror, recess for storage. Cloakroom with WC. Door from dressing room to balcony with glass panel and wooden decking.



Cloakroom:-

Close coupled WC, continuation of tiled floor.

Bedroom 2:-

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed window to rear, flat ceiling with lighting inset, radiator, glazed door to:

Ensuite Wet Room:-

5' 11" x 4' (1.80m x 1.22m)

Tiled walls and floor, close coupled WC and circular glass panel with mixer tap, double glazed window.

Bedroom 3:-

12' 6" x 12' 2" (3.81m x 3.71m) Maximum Measurements

Double glazed window to front elevation, radiator, coving to flat ceiling with lighting.



Bedroom 4:-

11' 2" x 9' (3.40m x 2.74m)

Double glazed window to front elevation, radiator, coving to flat ceiling with lighting inset.



Bathroom:-

7' 2" x 5' 8" (2.18m x 1.73m)

Obscured double glazed window to rear, close coupled WC, panelled bath with mixer tap and hand shower attachment, square glass basin with mixer tap, floor tiling with complimentary tiling to dado rail height, chrome towel rail, ceiling with lighting inset.



Outside:-

Double opening wooden gates to the imposing driveway. The rear garden has wooden decking for sitting, socialising and entertaining purposes and lawns with fencing to the boundaries and hedging to the rear.



General: We endeavour to make sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Money Laundering Regulations 2007 Intending purchasers will be asked to produce identification documentation at a later stage.

These particulars are issued in good faith and do not constitute representation of fact or form any part of any offer or contract. Information should be independently verified by prospective buyers. Neither Fenwicks nor any of its employees or agents has authority to make or give any representation or warranty in to this property.

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.