

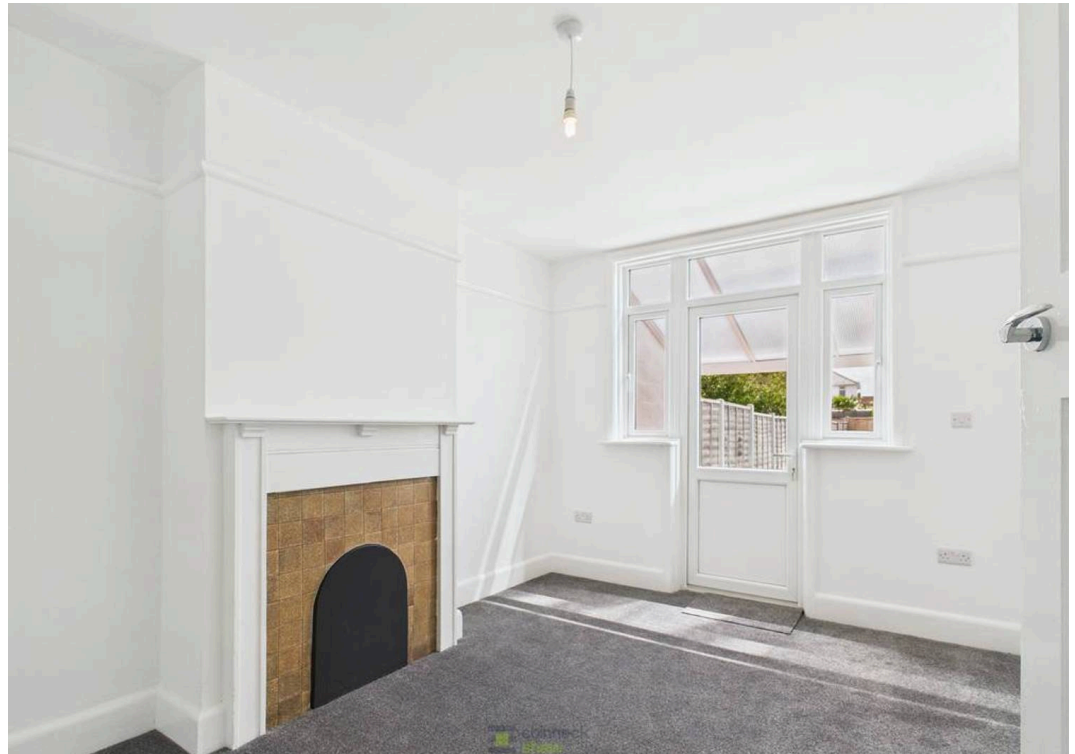


62 Earls Road, Fareham

Offers in excess of £330,000

 chinneckshaw







# 62 Earls Road

## Fareham

### Charming 3-Bedroom Home in Fareham

This beautifully presented 3-bedroom home blends traditional elegance with modern convenience. Positioned near Fareham Lake, it's an ideal choice for families or professionals.

The hallway leads to a bright living room featuring a bow window and a fireplace. The adjoining dining room includes a second fireplace and opens to a covered patio, perfect for entertaining. The modern fitted kitchen is stylish and functional, with an adjacent utility area providing space for appliances and garden access.

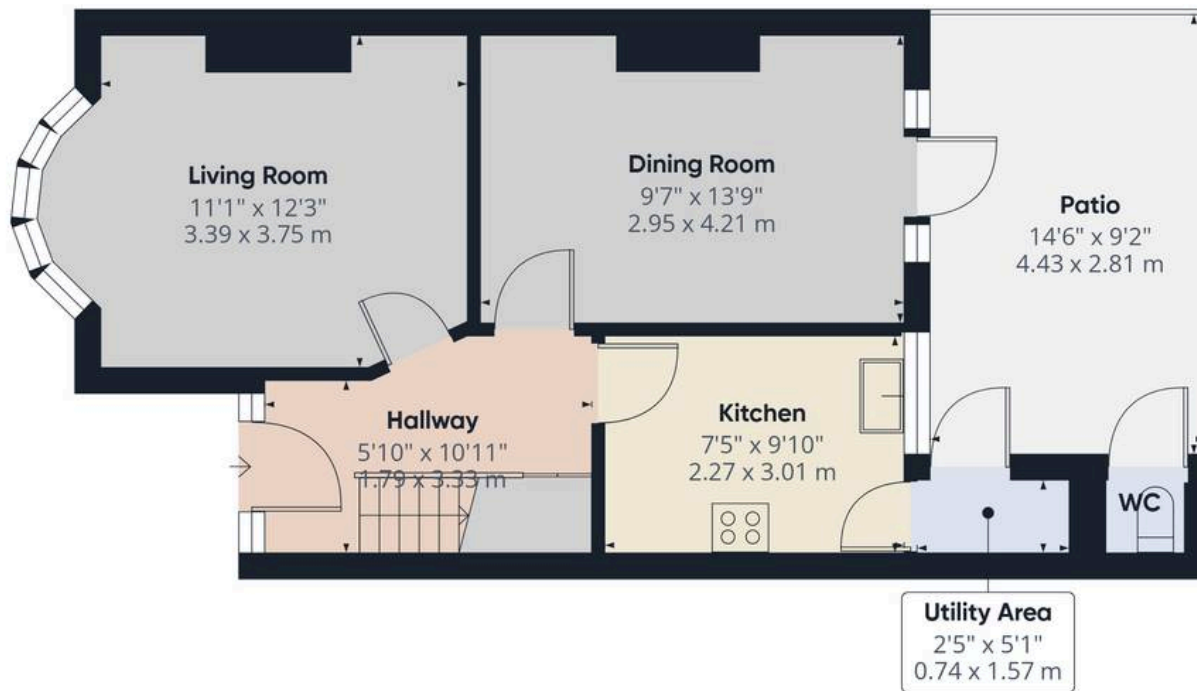
The main bedroom offers a bow window and fireplace, while the second double bedroom also includes a fireplace. The versatile third bedroom can serve as a child's room or office. A contemporary family bathroom completes the space.

The enclosed garden features a covered patio. With excellent schools, amenities, and transport links nearby, this property ticks all the boxes for convenience.

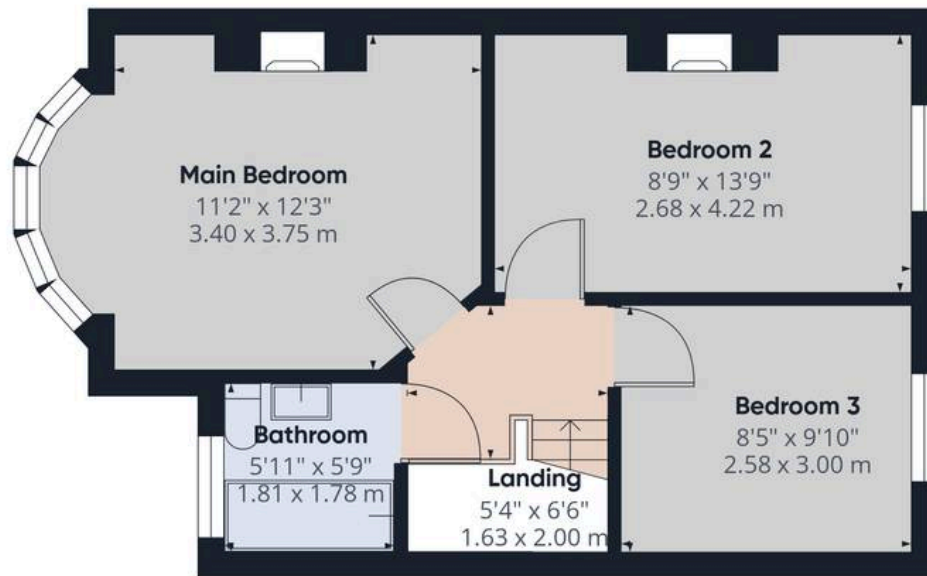
**Material Information** • Tenure: Freehold • Council Tax: Band C • Electricity: Mains • Heating: Gas • Water Supply: Mains • Sewage: Mains • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Off Street • Mobile: Ofcom official website checker states that Vodafone O2 are available in the area • Flood Risk: Very low







Ground Floor



Floor 2

**Approximate total area<sup>(1)</sup>**

866 ft<sup>2</sup>

80.6 m<sup>2</sup>

**Balconies and terraces**

132 ft<sup>2</sup>

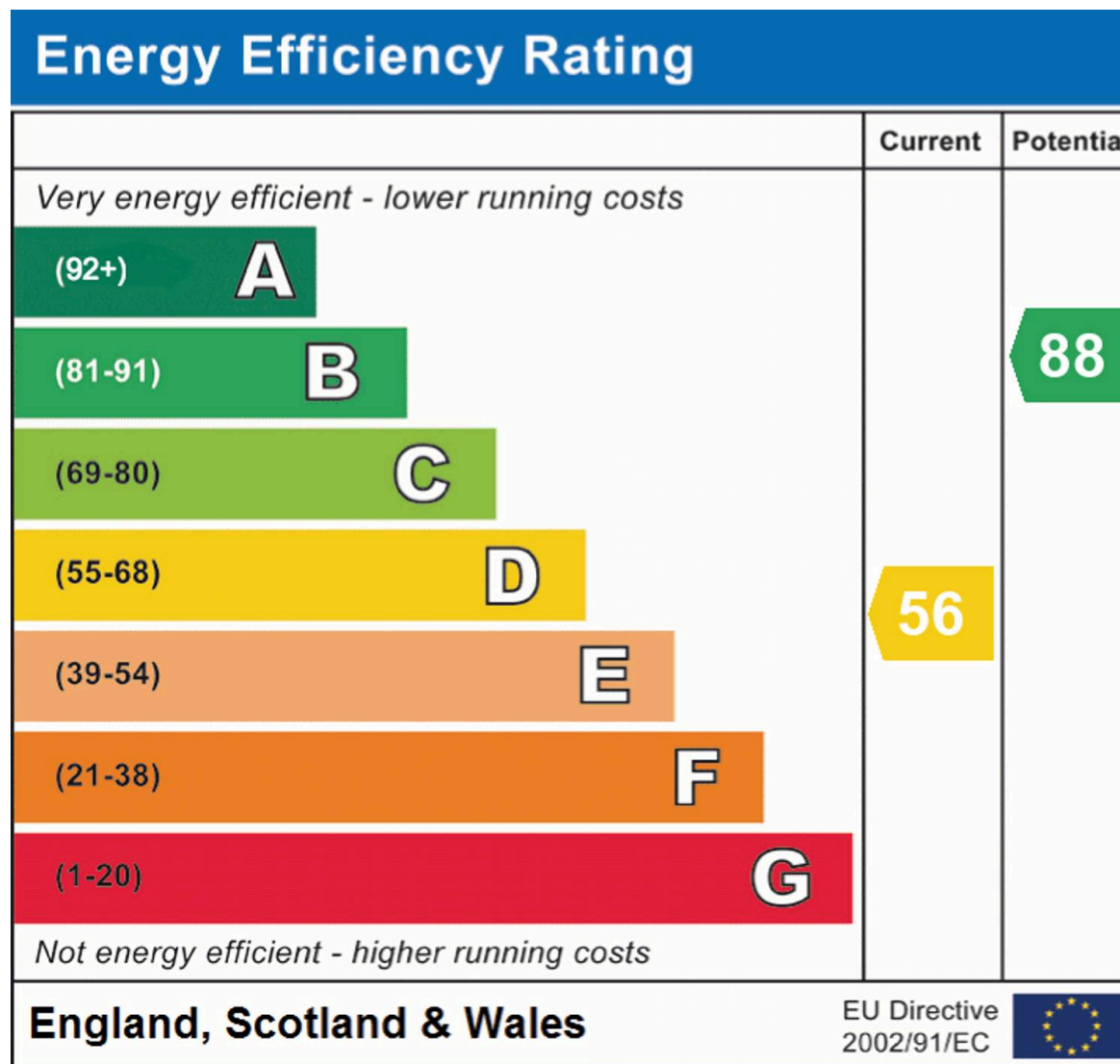
12.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Chinneck Shaw

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