



£308,500
45 Fitzwilliam Avenue
Hill Head, PO14 3SD

PROPERTY SUMMARY

This three bedroom mid terraced house is situated in Hill Head, within walking distance to the beach and local amenities. With a garage in a block and private rear garden, this property could make a fantastic first time buy. Internally, the property comprises of an entrance hallway, a lounge open into a separate dining room, a kitchen, three well-proportioned bedrooms and a family bathroom. Further benefits include falling within great school catchments, gas central heating and parking. Call us now in our Stubbington Branch to book in your viewing today.





ENTRANCE HALL

LOUNGE 14' 7" x 9' 7" (4.44m x 2.92m)

DINING ROOM 11' 4" x 7' 6" (3.45m x 2.29m)

KITCHEN 11' 4" x 6' 11" (3.45m x 2.11m)

LANDING

BEDROOM 1 13' 5" x 8' 5" (4.09m x 2.57m)

BEDROOM 2 10' 5" x 8' 5" (3.18m x 2.57m)

BATHROOM 6' 3" x 6' (1.91m x 1.83m)

BEDROOM 3 8' 7" x 6' 5" (2.62m x 1.96m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE IN A BLOCK

PARKING 1 x allocated space in front of the garage.



GROUND FLOOR

1ST FLOOR



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 C

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 73 C | |
| 55-68 | 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

**Jeffries
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