



£625,000

49 Cottles Way

Hill Head, PO14 3NQ

PROPERTY SUMMARY

This beautiful four home boasts generous accommodation, character and an ideal location, within a few minutes' walk from Hill Head Beach. The entrance hall provides access to the principle ground floor rooms; a downstairs W/C, a bright dining room, a large utility room, a dual aspect lounge with a feature gas fire with surround and stained glass bay window, fully fitted and modern kitchen with double doors onto the conservatory. Upstairs, four bedrooms, an en-suite and fitted wardrobe to the master bedroom and a family bathroom complete this family home. Further benefits to this property include a large driveway offering parking for multiple vehicles, an attractive west facing garden with a 17ft x 13ft outbuilding and an addition garage/store room. This property is not to be missed so call us now in our Stubbington Branch to book your internal viewing.





ENTRANCE HALL

W/C

UTILITY ROOM 10' 6" x 7' 5" (3.2m x 2.26m)

BEDROOM 3 11' 10" x 9' 4" (3.61m x 2.84m)

DINING ROOM 11' 9" x 10' (3.58m x 3.05m)

BATHROOM

LOUNGE 23' 2" x 11' 9" (7.06m x 3.58m)

BEDROOM 4/STUDY 11' 10" x 5' 11" (3.61m x 1.8m)

KITCHEN 11' 9" x 10' (3.58m x 3.05m)

OUTSIDE

CONSERVATORY 13' 4" x 9' 1" (4.06m x 2.77m)

DRIVEWAY PARKING

STORE ROOM/GARAGE 8' 4" x 7' 10" (2.54m x 2.39m)

REAR GARDEN

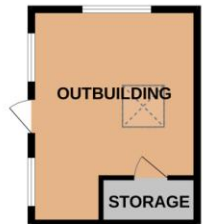
UPSTAIRS LANDING

OUTBUILDING 16' 11" x 13' 1" (5.16m x 3.99m)

BEDROOM 1 11' 10" x 11' 5" (3.61m x 3.48m)

ENSUITE

BEDROOM 2 11' 9" x 10' (3.58m x 3.05m)



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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



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