



104 Longfield Avenue, Fareham, PO14 1JT

Asking Price £240,000





Longfield Avenue |  
Fareham | PO14 1JT  
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W&W are pleased to offer for sale this three bedroom terraced home with no forward chain. The property boasts reception hallway, three bedrooms, lounge, kitchen/breakfast room, downstairs shower room & main bathroom tot he first floor. The property also benefits from front & rear garden with outbuilding.

Longfield avenue is located approximately 1.3 miles to Fareham town centre which has a wide range of shopping facilities, amenities, bars, restaurants and coffee shops. There is also a mainline railway station and bus terminal. There are locals shops just a short walk away from the property which includes a convenience store and there are schools close by.





Three bedroom terraced home

No chain ahead

Lounge with centrepiece stone surround fireplace with inset fire

Kitchen/breakfast room with built in fridge/freezer and oven/hob to remain

Downstairs shower room comprising three piece suite

Main bedroom benefitting from built in storage

Two additional bedrooms with one benefitting from built in storage

Main bathroom comprising three piece suite

Replacement upvc windows

Landscaped rear garden laid to lawn, paved patio area, feature pond & outbuilding with power to remain

Landscaped front garden laid to lawn and display shrubbery

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

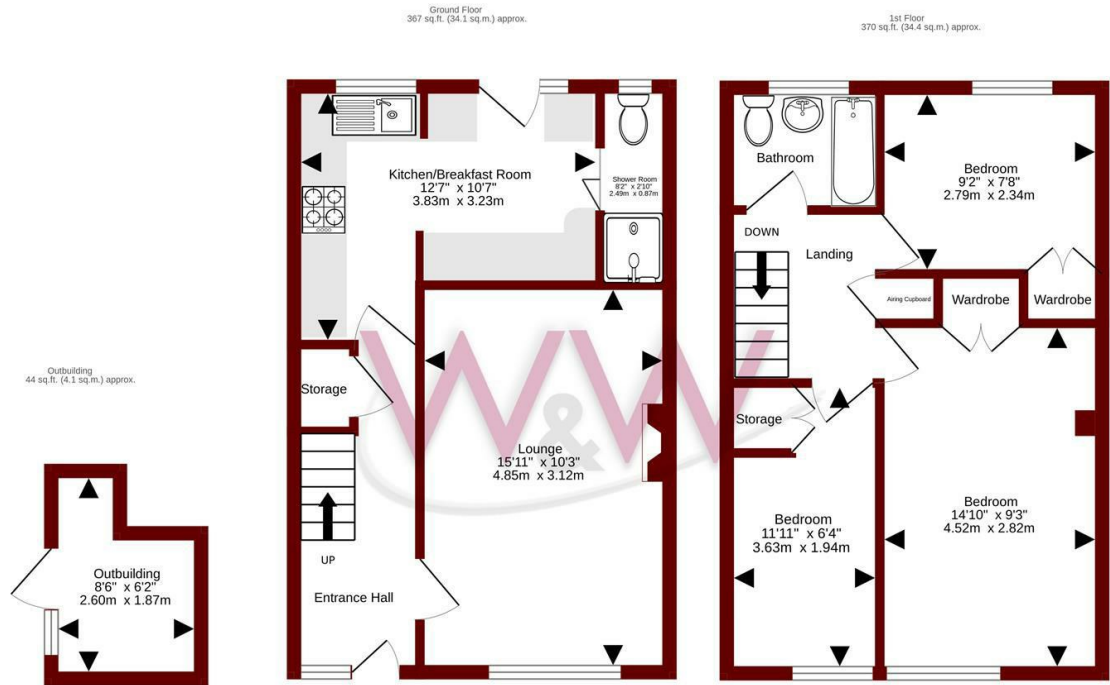
Heating - Gas central heating

Broadband - There is currently no broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>





TOTAL FLOOR AREA : 781 sq.ft. (72.6 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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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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