



NESBITT & SONS
ESTATE AGENTS



245 Newgate Lane, Fareham, PO14 1BL
Offers in the region of £750,000

We are delighted to offer for sale this attractive detached family home situated in a popular location close to local shops and amenities.

The property is well presented throughout with the internal accommodation briefly comprising of - entrance hallway, living room, study, kitchen/diner, utility room, downstairs cloakroom, four bedrooms, family bathroom, en-suite and office/annex.

Outside there is a large driveway at the front and a good size enclosed garden at the rear.

ENTRANCE HALLWAY



LIVING ROOM 19'2 x 12'11 (5.84m x 3.94m)



STUDY 10'10 x 9'8 (3.30m x 2.95m)



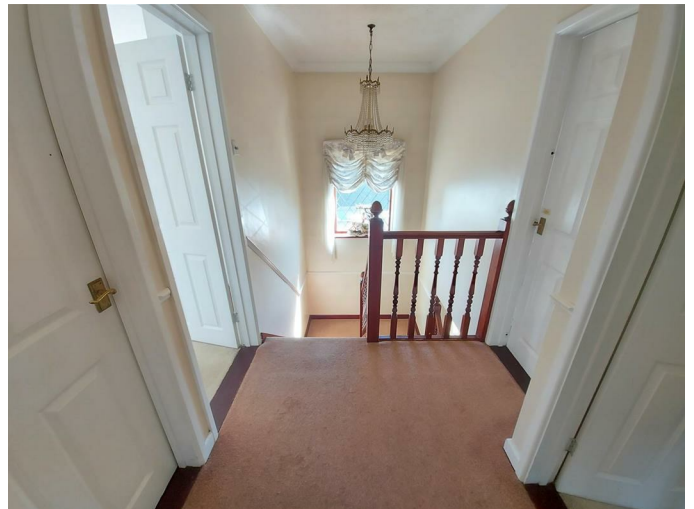
KITCHEN/DINER 25'11 x 12'11 (7.90m x 3.94m)



INNER LOBBY 7'11 x 7'11 (2.41m x 2.41m)

UTILITY ROOM 7'1 x 5'10 (2.16m x 1.78m)

LANDING



DOWNSTAIRS CLOAKROOM

FAMILY BATHROOM 8'8 x 7'5 (2.64m x 2.26m)



BEDROOM TWO 13'1 x 9'11 (3.99m x 3.02m)



MASTER BEDROOM 13'11 x 11'7 (4.24m x 3.53m)



BEDROOM THREE 13'1 x 8'11 (3.99m x 2.72m)

BEDROOM FOUR 7'8 x 7'2 (2.34m x 2.18m)

OUTSIDE



EN-SUITE 7'2 x 4'10 (2.18m x 1.47m)

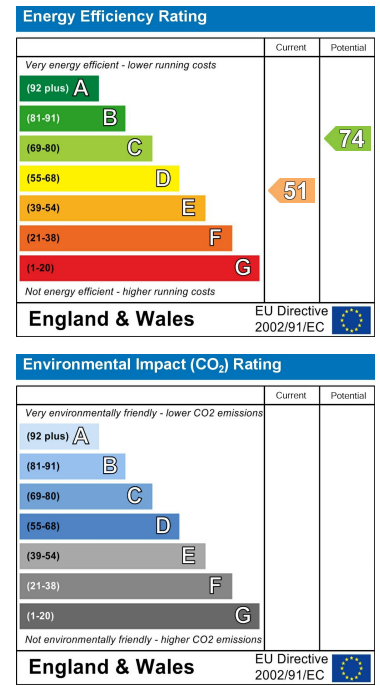
DOUBLE GARAGE

Floor Plan

Area Map



Energy Efficiency Graph



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