



NESBITT & SONS
ESTATE AGENTS



46 North Hill, Fareham, PO16 7HP

£625,000

We are delighted to offer for sale this charming detached family home with the rare benefit of a detached double garage and a substantial additional side garden, with potential for extension or possible development subject to the required consents.

The property is well presented throughout with the internal accommodation comprising of - entrance hall, modern fitted kitchen/diner, leading to the double glazed conservatory and lounge. On the first floor there are three bedrooms, bathroom and separate wc.

Externally there is off road parking to the front, leading to the detached double garage, the front, side and rear gardens all maintained to a high standard with the side garden in particular being a substantial added extra.

Entrance Hallway

Kitchen/Diner 24'3 x 9'10 (7.39m x 3.00m)



Utility Room/WC

Conservatory 9'10 x 9'1 (3.00m x 2.77m)



Lounge 13'11 x 9'11 (4.24m x 3.02m)



Landing

Bedroom One 15'0 x 9'11 (4.57m x 3.02m)



Bedroom Two 11'11 x 9'11 (3.63m x 3.02m)



Bedroom Three 10'0 x 8'11 (3.05m x 2.72m)



Bathroom



Separate WC

Outside

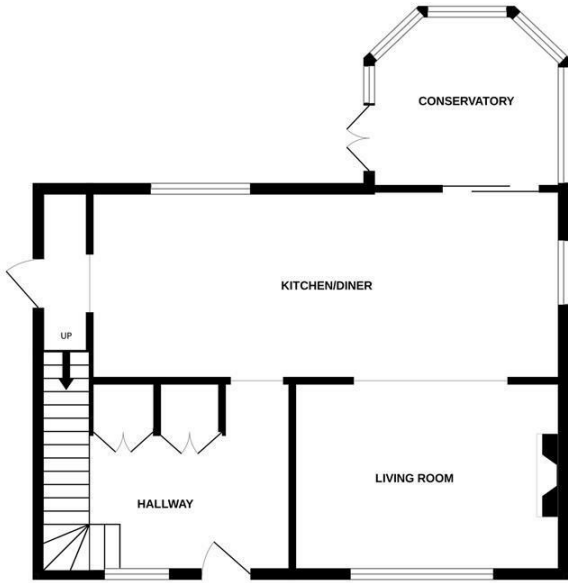
Double Garage 18'2 x 17'10 (5.54m x 5.44m)

Gardens

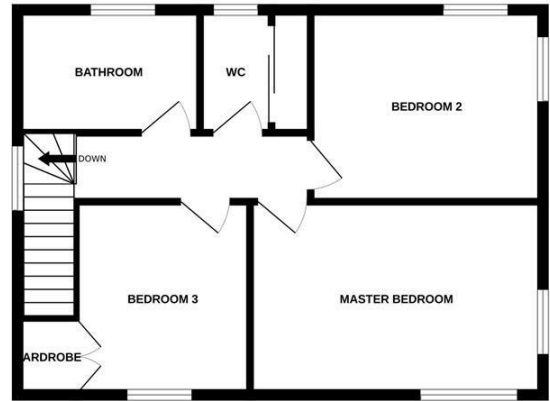


Floor Plan

GROUND FLOOR



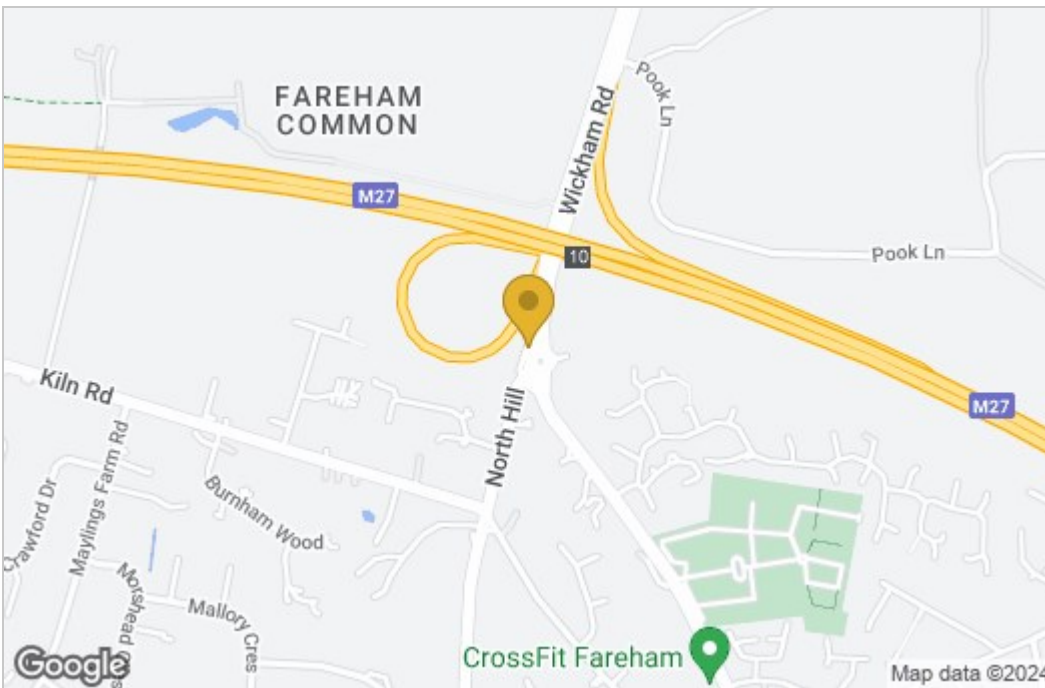
1ST FLOOR



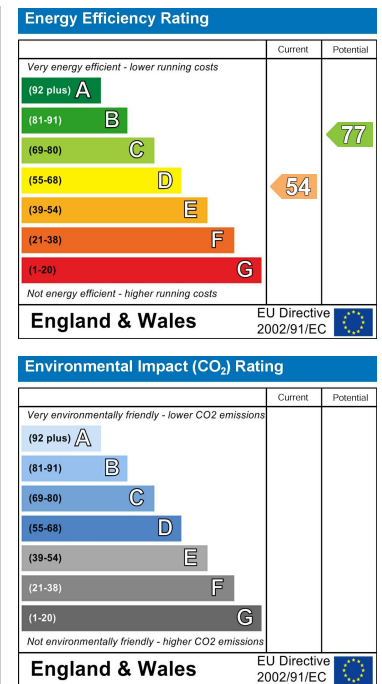
THREE BEDROOM DETACHED

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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Area Map



Energy Efficiency Graph



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