



**NESBITT & SONS**  
ESTATE AGENTS



**106 Romsey Avenue, Fareham, PO16 9SZ**

**£495,000**

**\*\* POTENTIAL TO FURTHER EXTEND/DEVELOP \*\***

This lovely EXTENDED semi detached family home is situated on a larger than normal corner plot in a quiet cul de sac location close to Cams Hill Secondary School.

The property is well presented throughout with the internal accommodation briefly comprising of - entrance hallway, two reception rooms, fitted kitchen/breakfast room, downstairs cloakroom, four double bedrooms and a family bathroom.

Outside at the front there is a driveway leading to a garage and at the rear you will find an AMAZING enclosed garden which is much larger than normal.

Viewing is strongly recommended to fully appreciate the opportunity on offer here.

Entrance Hallway

Living Room 16'2 x 12'6 (4.93m x 3.81m)



Dining Room 19'0 x 10'9 (5.79m x 3.28m)



Kitchen/Breakfast Room 17'5 x 10'2 (5.31m x 3.10m)



Downstairs Cloakroom

First Floor Landing

Bedroom One 13'11 x 10'10 (4.24m x 3.30m)



Bedroom Two 12'0 x 10'10 (3.66m x 3.30m)



Bedroom Three 10'2 x 10'2 (3.10m x 3.10m)



Bedroom Four 8'11 x 7'6 (2.72m x 2.29m)

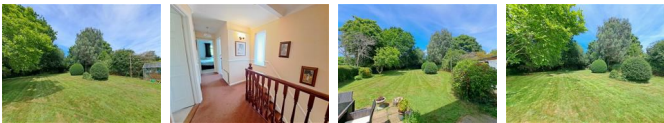
Bathroom 7'0 x 6'3 (2.13m x 1.91m)



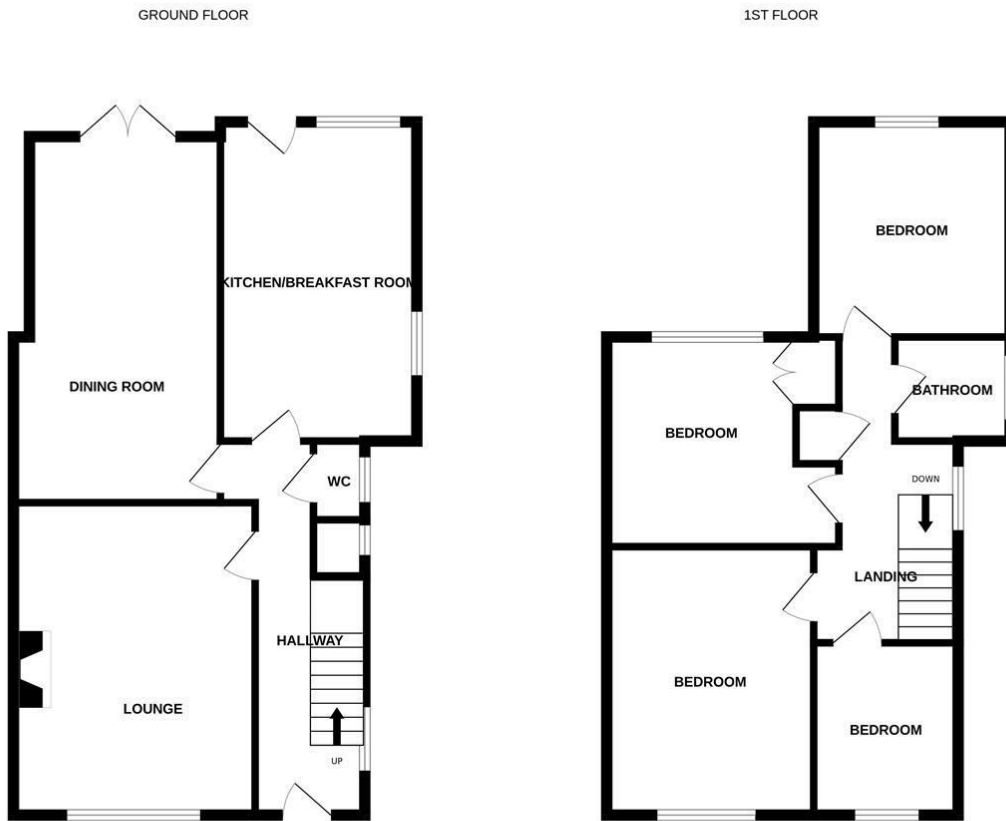
Outside

Garage

Gardens



# Floor Plan



SEMI DETACHED HOUSE

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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