



NESBITT & SONS
ESTATE AGENTS



45 Crawford Drive, Fareham, PO16 7RW

Offers in excess of £450,000

This lovely detached family home is located within a much requested road within the highly regarded Uplands development.

The property is in need of a little updating with the internal accommodation briefly comprising of - entrance hallway, downstairs cloakroom, kitchen, dining room, lounge, four bedrooms and a family bathroom.

Outside at the front there is a driveway providing off street parking which leads to a detached garage and at the rear there is a fantastic size secluded enclosed garden which is mainly laid to lawn.

Whether you're looking to host gatherings, enjoy quiet evenings in, or simply bask in the tranquillity of suburban life, this property on Crawford Drive offers endless possibilities. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful abode.

Entrance Hallway

Downstairs Cloakroom 6'5 x 3'8 (1.96m x 1.12m)

Living Room 16'8 x 13'1 (5.08m x 3.99m)



Kitchen 11'10 x 9'4 (3.61m x 2.84m)



Dining Room 11'11 x 10'6 (3.63m x 3.20m)



Landing

Bedroom One 12'2 x 9'11 (3.71m x 3.02m)



Bedroom Two 10'5 x 8'6 (3.18m x 2.59m)



Bedroom Three 9'7 x 8'5 (2.92m x 2.57m)



Bedroom Four 10'11 x 8'3 (3.33m x 2.51m)



Bathroom 7'7 x 6'5 (2.31m x 1.96m)



Outside

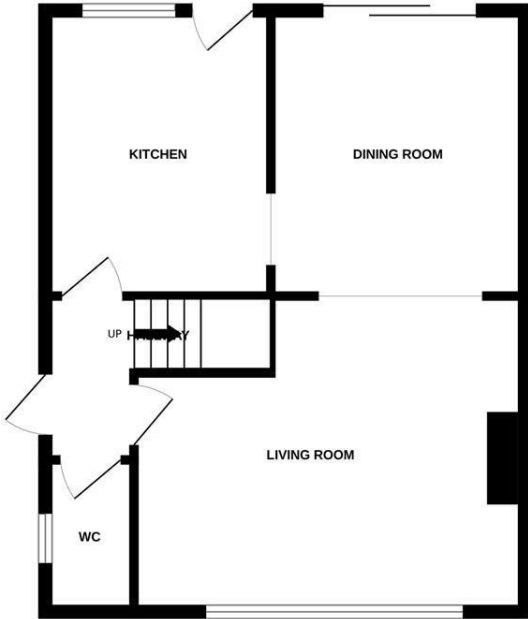
Garage

Garden

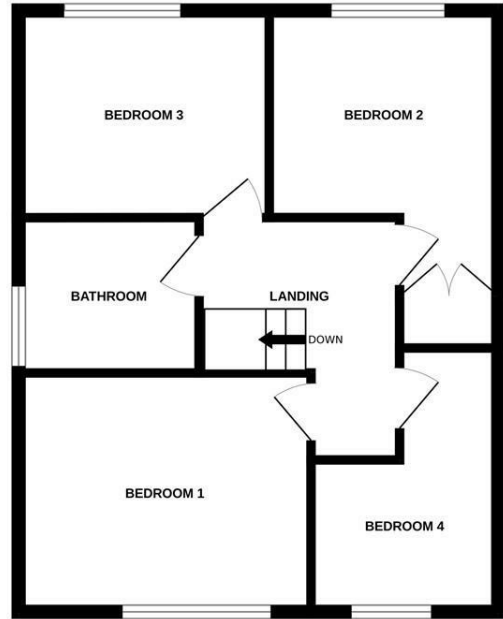


Floor Plan

GROUND FLOOR

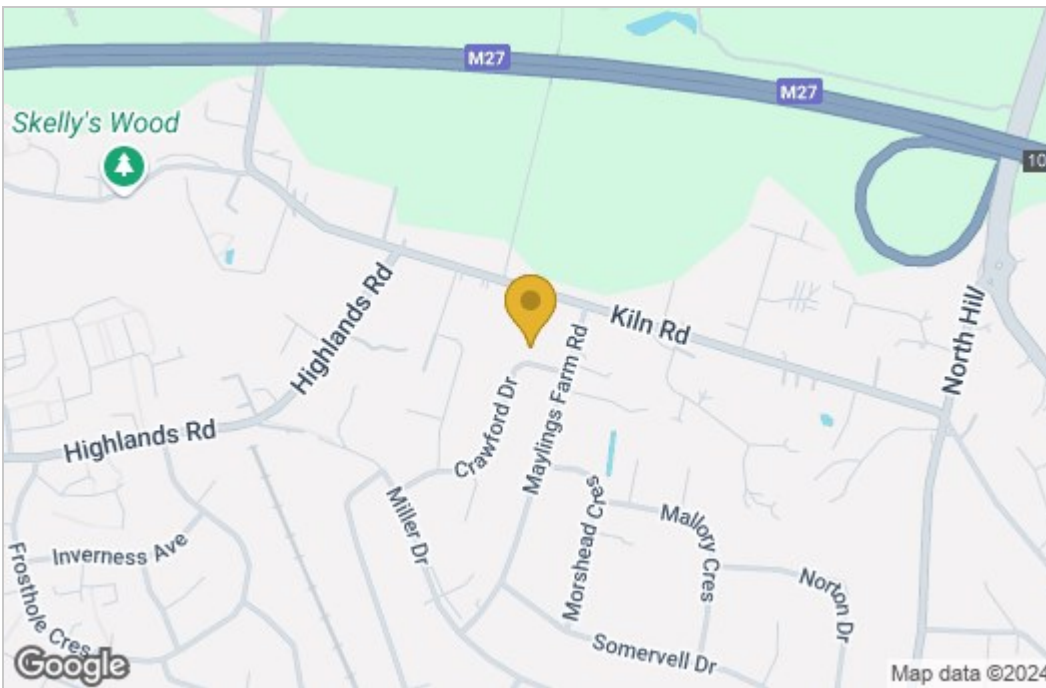


1ST FLOOR

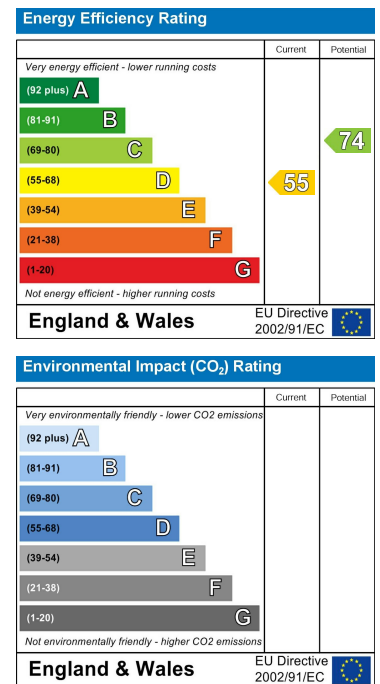


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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