



**NESBITT & SONS**  
ESTATE AGENTS



## 15 Cormorant Close, Fareham, PO16 8AS

### Offers in excess of £325,000

Welcome to Cormorant Close, Fareham - a charming mid-terrace house that is sure to capture your heart. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and a modern fitted kitchen there's plenty of space for the whole family to unwind and make memories.

The property features a well-appointed bathroom, ensuring convenience and comfort for all residents. Parking is a breeze with space for two vehicles, making coming home after a long day out a stress-free experience. To the rear is a lovely enclosed and private South facing garden with gated rear access.

Nestled in a popular cul de sac location, this home offers a peaceful and secure environment for you to enjoy. The proximity to local schools and amenities makes daily life a breeze, with everything you need right at your doorstep.

From the moment you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and style. This house is truly a gem, waiting for the perfect owners to make it their own. Don't miss out on the opportunity to call this lovely property your home sweet home.

Entrance Hall

Kitchen 10'4 x 9'5 (3.15m x 2.87m)



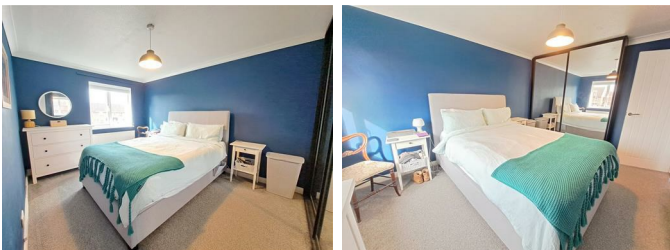
Lounge/Diner 15'7 x 14'8 (4.75m x 4.47m)



Landing



Bedroom One 13'7 x 9'6 (4.14m x 2.90m)



Bedroom Two 10'6 x 9'6 (3.20m x 2.90m)



Bedroom Three 9'9 x 6'0 (2.97m x 1.83m)



Bathroom 6'1 x 5'10 (1.85m x 1.78m)



## Outside



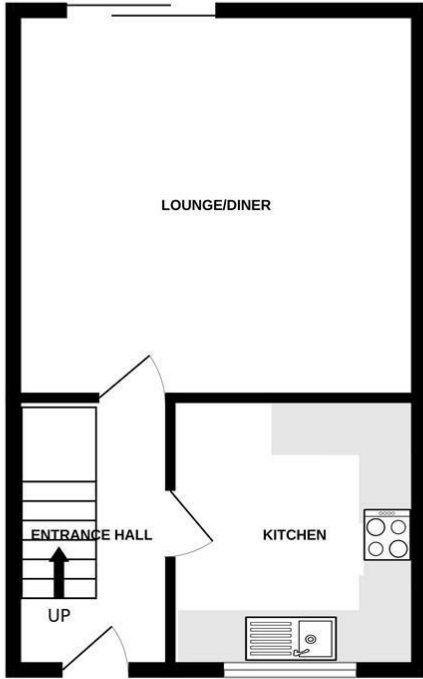
## Driveway

## Garden

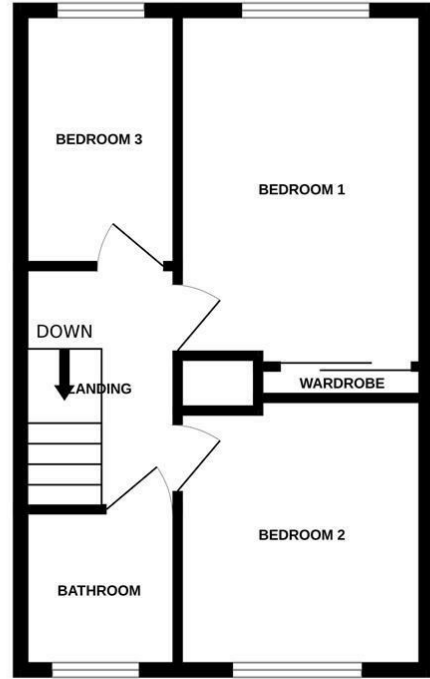


# Floor Plan

GROUND FLOOR



1ST FLOOR



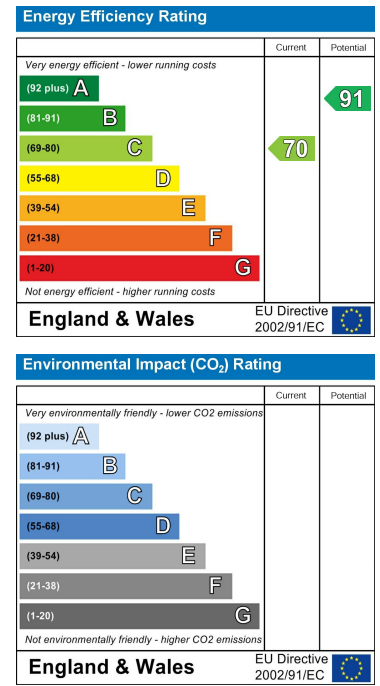
3 BEDROOM TERRACE HOUSE

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



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