



NESBITT & SONS
ESTATE AGENTS



45 Crawford Drive, Fareham, PO16 7RW

Offers in the region of £450,000

Nestled in the highly regarded Uplands location of Fareham, this charming detached family home presents an excellent opportunity for those seeking a property with potential. Boasting four spacious bedrooms, this residence is perfect for families looking for room to grow. The two reception rooms offer versatile living spaces, ideal for both relaxation and entertaining.

The property features a well-sized enclosed rear garden, providing a safe and private outdoor area for children to play or for hosting summer gatherings. Additionally, the large driveway accommodates parking for up to three vehicles, complemented by a detached garage, ensuring ample storage and convenience.

While the home is in need of some updating, it offers a wonderful canvas for personalisation, allowing you to create your dream living space. With its desirable location and generous proportions, this detached house is a rare find in Fareham. Don't miss the chance to make this property your own and enjoy the benefits of a family-friendly neighbourhood.

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

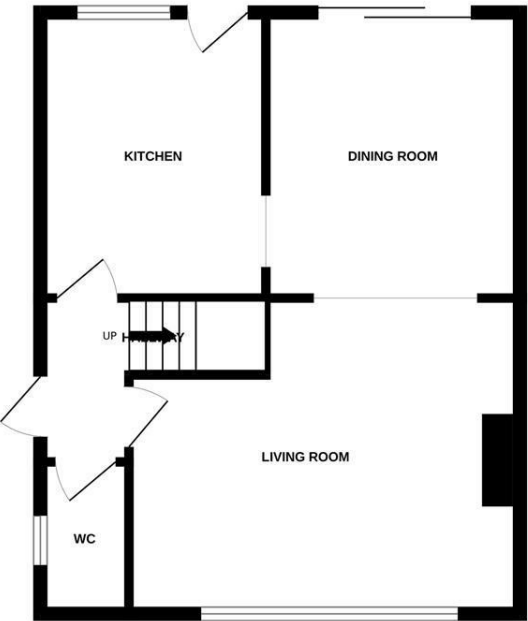
Garage

Garden

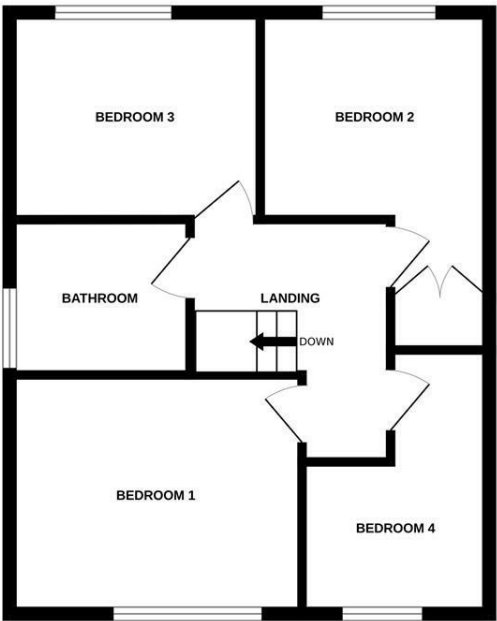


Floor Plan

GROUND FLOOR

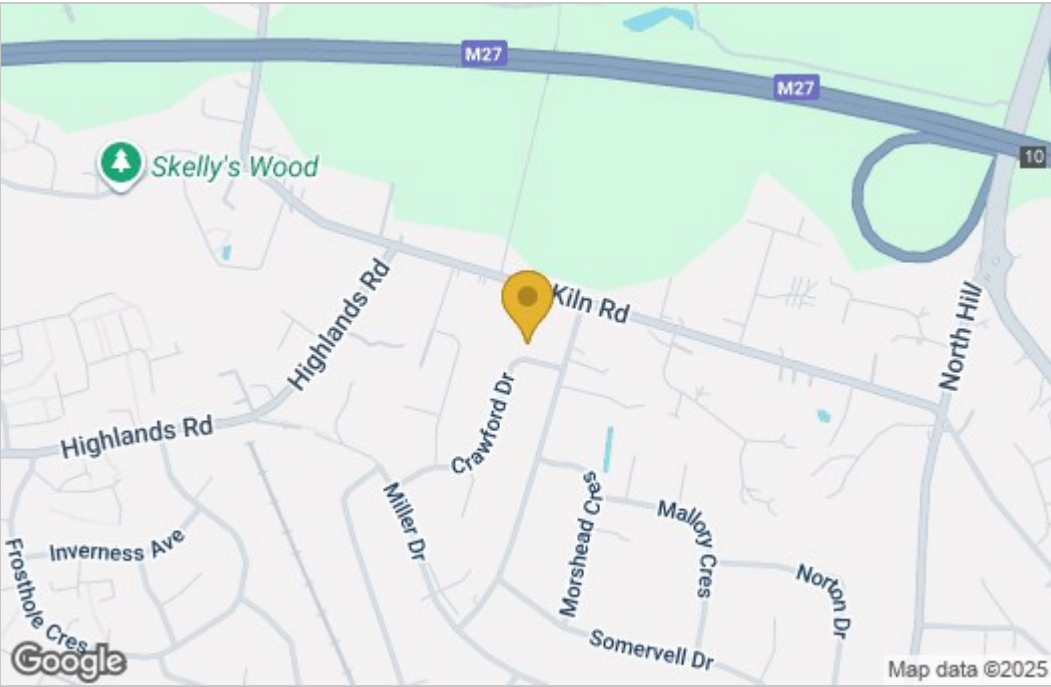


1ST FLOOR

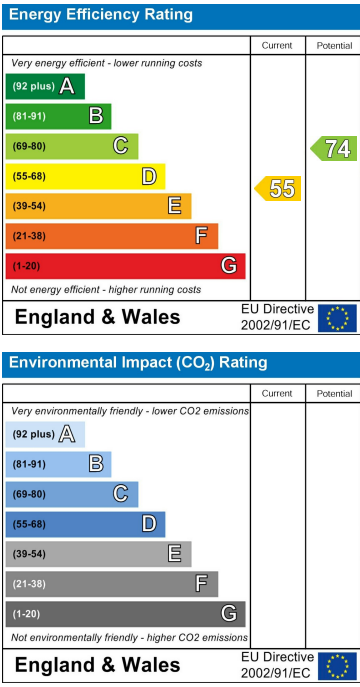


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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