



**NESBITT & SONS**  
ESTATE AGENTS



## 42 Laburnum Road, Fareham, PO16 0SL

### £315,000

Situated in the highly sought-after area of Laburnum Road, Fareham, this charming extended semi-detached family home offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families seeking a welcoming environment. The home features a spacious lounge/diner, ideal for both relaxation and entertaining guests.

One of the standout features of this property is the superb enclosed garden, which boasts a large patio area, perfect for enjoying sunny afternoons or hosting gatherings with family and friends. The garden provides a tranquil retreat, allowing you to unwind in a private setting.

Immaculately presented throughout, this home has been lovingly maintained, ensuring that it is ready for you to move in without the need for any immediate renovations. The property is conveniently located just a short walk away from Fareham Creek, offering picturesque views and opportunities for leisurely strolls.

This semi-detached house is not just a home; it is a lifestyle choice in a community that is both vibrant and welcoming. With its ideal location and charming features, this property is sure to attract interest from those looking to settle in a desirable area. Do not miss the opportunity to make this lovely house your new home.



Entrance Porch

Entrance Hallway

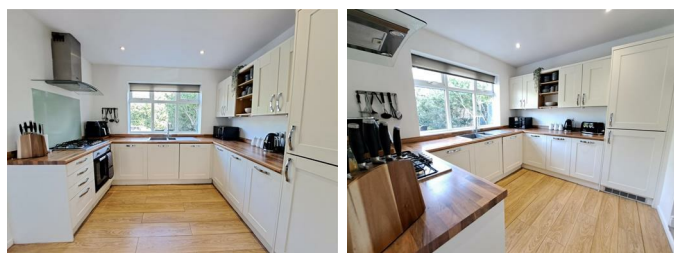
Bathroom 6'3 x 5'9 (1.91m x 1.75m)



Lounge/Diner 22'1 into bay x 11'6 (6.73m into bay x 3.51m)



Kitchen 10'4 x 8'4 (3.15m x 2.54m)



Utility Room 6'6 x 5'7 (1.98m x 1.70m)

Landing

Bedroom One 14'3 x 9'5 (4.34m x 2.87m)



Bedroom Two 10'5 x 9'11 (3.18m x 3.02m)



Bedroom Three 9'5 x 7'3 (2.87m x 2.21m)



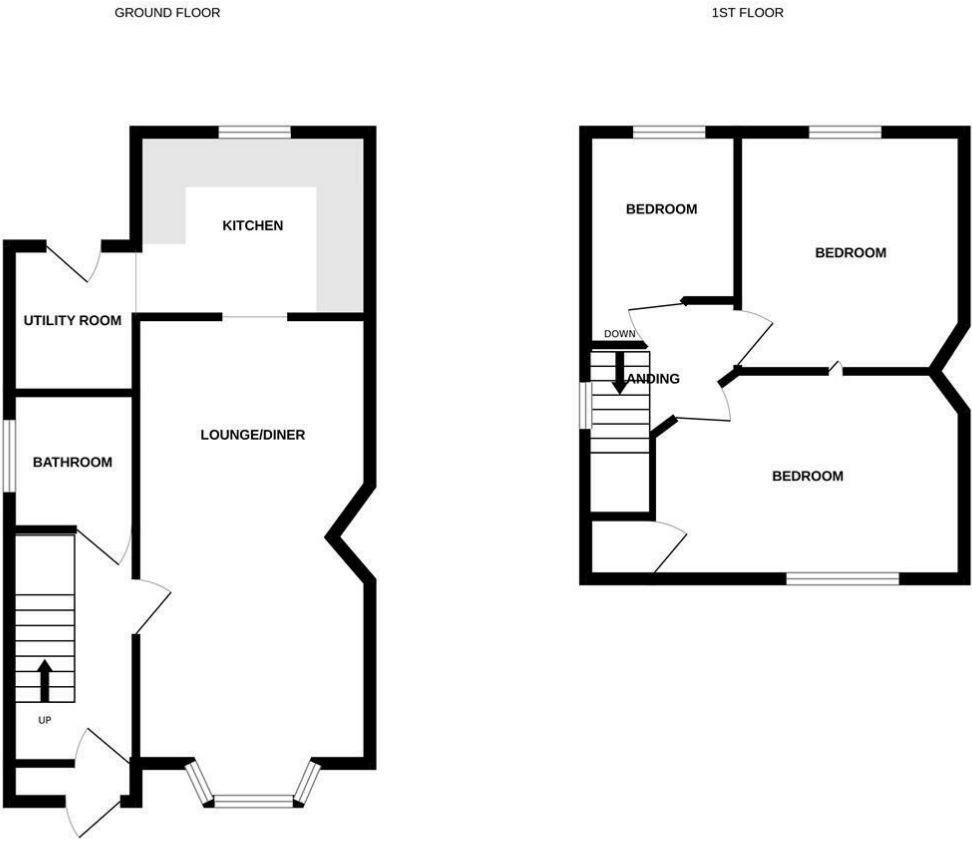
Outside

Driveway

Garden

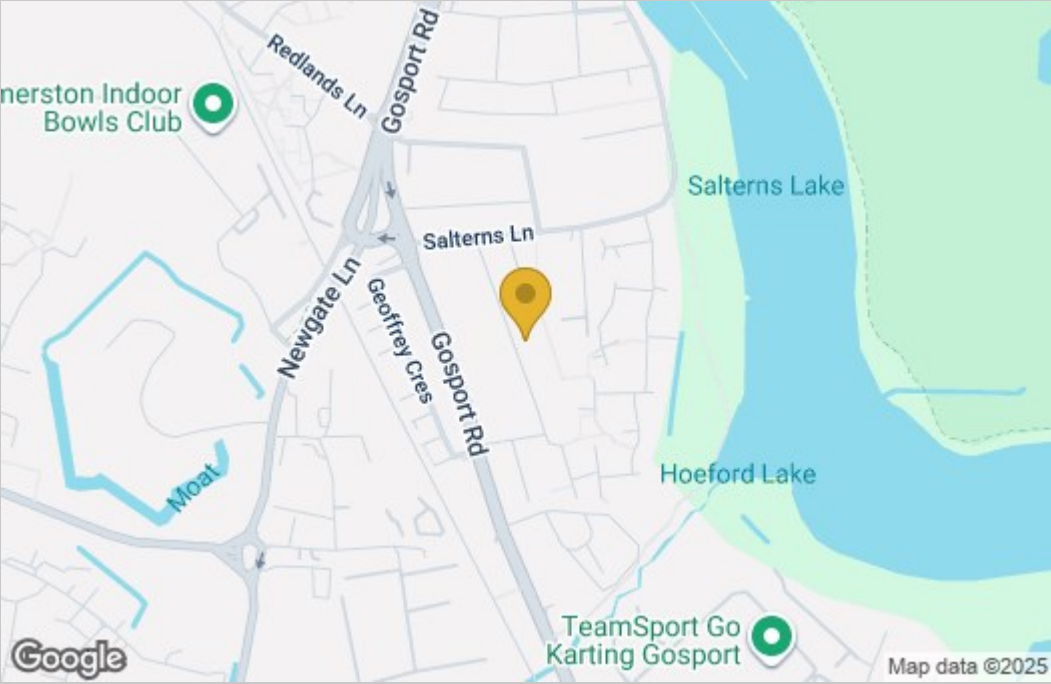


Floor Plan

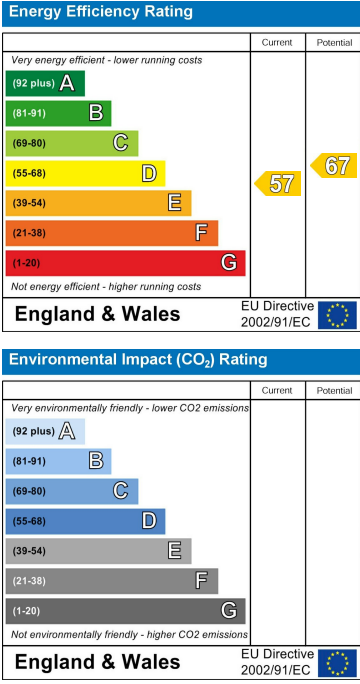


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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