

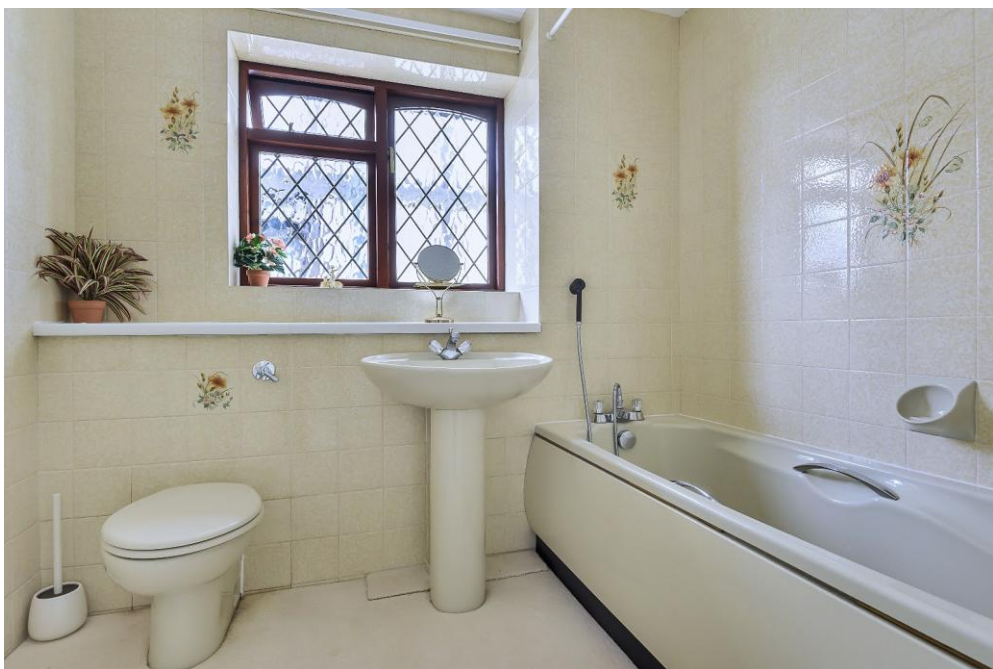


O.I.E.O £825,000
32 Veryan
Fareham, PO14 1NN

PROPERTY SUMMARY

This five bedroom family property is located just to the west of Fareham town centre and the railway station. Properties in this location are extremely popular and we do expect to generate considerable interest from discerning buyers. There is driveway parking to the front of the property leading to the double garage. The rear garden is a particular feature of this lovely home and it needs to be seen to be fully appreciated.





ENTRANCE HALL

WC

LOUNGE 21' 8" x 11' 7" (6.6m x 3.53m)

DINING ROOM 12' 8" x 11' 7" (3.86m x 3.53m)

STUDY 11' 4" x 6' 4" (3.45m x 1.93m)

KITCHEN/BREAKFAST ROOM 18' 3" x 11' 11" (5.56m x 3.63m)

UTILITY ROOM 12' 2" x 6' 5" (3.71m x 1.971m)

LANDING

BEDROOM ONE 17' 8" x 11' 11" (5.38m x 3.63m)

DRESSING ROOM 12' 8" x 6' 1" (3.873m x 1.861m)

ENSUITE

BEDROOM TWO 13' 11" x 10' 3" (4.24m x 3.12m)

ENSUITE

BEDROOM THREE 12' 7" x 10' 8" (3.84m x 3.25m)

BEDROOM FOUR 10' 5" x 6' 8" (3.18m x 2.03m)

BEDROOM FIVE 7' 10" x 7' 6" (2.39m x 2.29m)

BATHROOM

DOUBLE GARAGE

FIRST 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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-100) A			
(69-81) B			
(55-68) C			
(39-54) D		67	79
(21-38) E			
(1-20) F			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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