



GUIDE PRICE  
**£475,000 - £485,000**  
**19 Silver Birch Avenue**  
Fareham, PO14 1SZ

## PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented four bedroom detached home situated in the cul de sac location of Silver Birch Avenue, Fareham. The accommodation on offer to the ground floor comprises of a spacious hallway, a newly fitted shower room, a lounge with log burning stove, a dining room, a conservatory, a modern fitted kitchen with access to the utility room and garage. To the first floor you will find four good size bedrooms and a modern shower room. A particular notable point to the first floor is the far reaching views from the rear bedrooms over to the Isle Of Wight. Externally the property boasts off road parking for multiple vehicles and a south facing rear garden. To arrange your viewing contact our Fareham Office today!





**FRONT** Off road parking, roller garage door to garage.

**HALLWAY**

**SHOWER ROOM** 8' 03" x 3' 08" (2.51m x 1.12m)

**LOUNGE** 17' 02" x 11' 00" (5.23m x 3.35m)

**DINING ROOM** 10' 02" x 9' 00" (3.1m x 2.74m)

**KITCHEN** 11' 03" x 10' 08" (3.43m x 3.25m)

**UTILITY ROOM** 9' 10" x 7' 10" (3m x 2.39m)

**GARAGE** 16' 01" x 8' 05" (4.9m x 2.57m)

**LANDING**

**BEDROOM ONE** 12' 03" x 11' 01" (3.73m x 3.38m)

**BEDROOM TWO** 11' 10" x 8' 04" (3.61m x 2.54m)

**BEDROOM THREE** 9' 09" x 8' 05" (2.97m x 2.57m)

**BEDROOM FOUR** 11' 05" x 6' 05" (3.48m x 1.96m)

**SHOWER ROOM** 8' 04" x 5' 07" (2.54m x 1.7m)

**REAR GARDEN** Partly laid to lawn and patio with stoned area and a garden





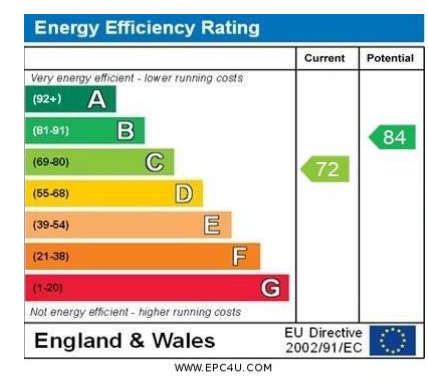
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**VIEWINGS**  
By prior appointment only



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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