



**£315,000**  
**4 Iron Mill Close**  
Fareham, PO15 6JZ

## PROPERTY SUMMARY

We're pleased to bring to the market a three bedroom semi detached property situated in the peaceful cul de sac location of Iron Mill Close, Fareham. The property consists of an entrance hall, a kitchen with access to the rear garden, a spacious sitting/dining room leading you through to the conservatory. On the first floor, there are three good sized bedrooms and a shower room. Externally, the rear garden is mainly laid to lawn with access to a garage. To arrange your viewing contact our Fareham Office today!





**FRONT** Front garden laid to lawn with driveway and gate providing access to rear garden.

**HALLWAY**

**LOUNGE** 13' 07" x 10' 04" (4.14m x 3.15m)

**DINING ROOM** 11' 06" x 8' 11" (3.51m x 2.72m)

**KITCHEN** 11' 05" x 7' 04" (3.48m x 2.24m)

**CONSERVATORY** 9' 06" x 7' 03" (2.9m x 2.21m)

**LANDING**

**BEDROOM ONE** 13' 08" x 9' 10" (4.17m x 3m)

**BEDROOM TWO** 11' 06" x 9' 10" (3.51m x 3m)

**BEDROOM THREE** 10' 05" x 6' 05" (3.18m x 1.96m)

**SHOWER ROOM**

**REAR GARDEN**

**GARAGE** 24' 07" x 8' 02" (7.49m x 2.49m)

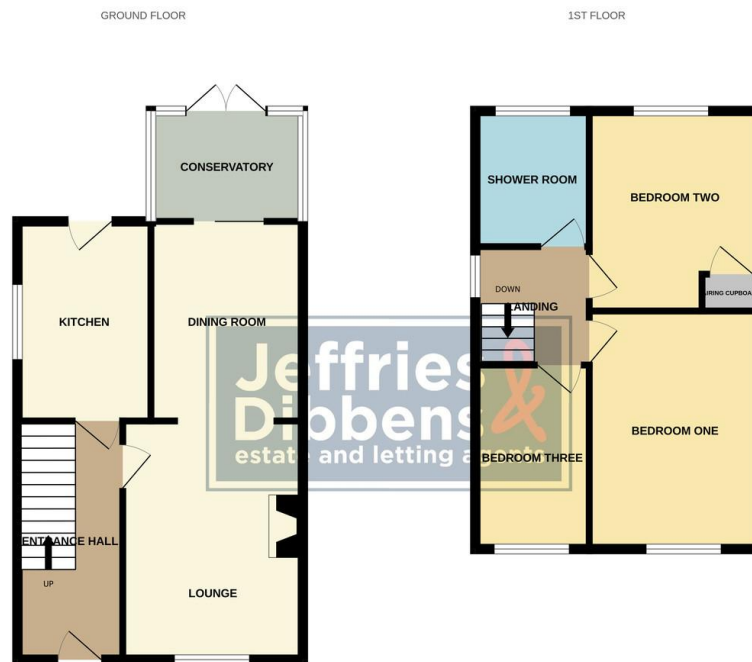


**LOCAL AUTHORITY**  
Fareham Borough Council

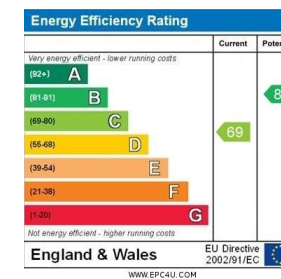
**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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

**Jeffries  
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