



**£349,995**

**9 Gold Close**

Fareham, PO14 1FP



## PROPERTY SUMMARY

This modern three-bedroom end-of-terrace house is situated in a sought-after cul-de-sac in Fareham. The property features double glazing, gas central heating and the remaining term of the builder's 10-year guarantee.

The ground floor offers a convenient downstairs WC, a spacious lounge and a kitchen/diner. Upstairs, you will find three well-proportioned bedrooms, including a master with an en suite, as well as a family bathroom.

Externally, the property benefits from a driveway with off-road parking leading to a garage equipped with light and power. The enclosed rear garden is mainly laid to lawn, complemented by a patio area, perfect for outdoor relaxation.





## ENTRANCE HALL

**LIVING ROOM** 14' 3" x 12' 0" (4.34m x 3.66m)

**KITCHEN/DINER** 12' 2" x 12' 0" (3.71m x 3.66m)

## WC

## UTILITY ROOM

## LANDING

**BEDROOM 1** 10' 1" x 9' 5" (3.07m x 2.87m)

## ENSUITE

**BEDROOM 2** 11' 1" x 8' 10" (3.38m x 2.69m)

**BEDROOM 3** 11' 1" x 6' 5" (3.38m x 1.96m)

## BATHROOM

## REAR GARDEN

## GARAGE

**AGENT NOTES** There is an annual estate management charge payable to Trinity Estates in the sum of £254.08



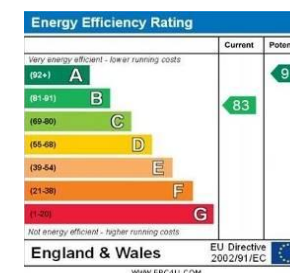
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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