

**£400,000**  
**12 Lynton Gardens**  
PO16 7NB



## PROPERTY SUMMARY

An immaculately presented four bedroom extended semi-detached family home, located within a quiet cul-de-sac situated in the sought after Uplands area. The accommodation on the ground floor briefly comprises an entrance hall, a WC, a spacious lounge, a separate dining room as well as an extended modern kitchen and garden room. On the first floor there are four generous bedrooms, two boasting fitted wardrobes as well as a re-fitted shower room. Externally, there is a block paved driveway offering ample off-road parking, a garage and a pretty low maintenance rear garden. Please call our Fareham Office to arrange a viewing!







## ENTRANCE HALL

## WC

**LOUNGE** 16' 5" x 13' 10" (5m x 4.22m)

**KITCHEN** 20' 10" x 7' 8" (6.35m x 2.34m)

**DINING ROOM** 12' 5" x 9' 9" (3.78m x 2.97m)

**GARDEN ROOM** 7' 9" x 7' 4" (2.36m x 2.24m)

## LANDING

**BEDROOM 1** 13' 0" x 9' 9" (3.96m x 2.97m)

**BEDROOM 2** 10' 1" x 8' 9" (3.07m x 2.67m)

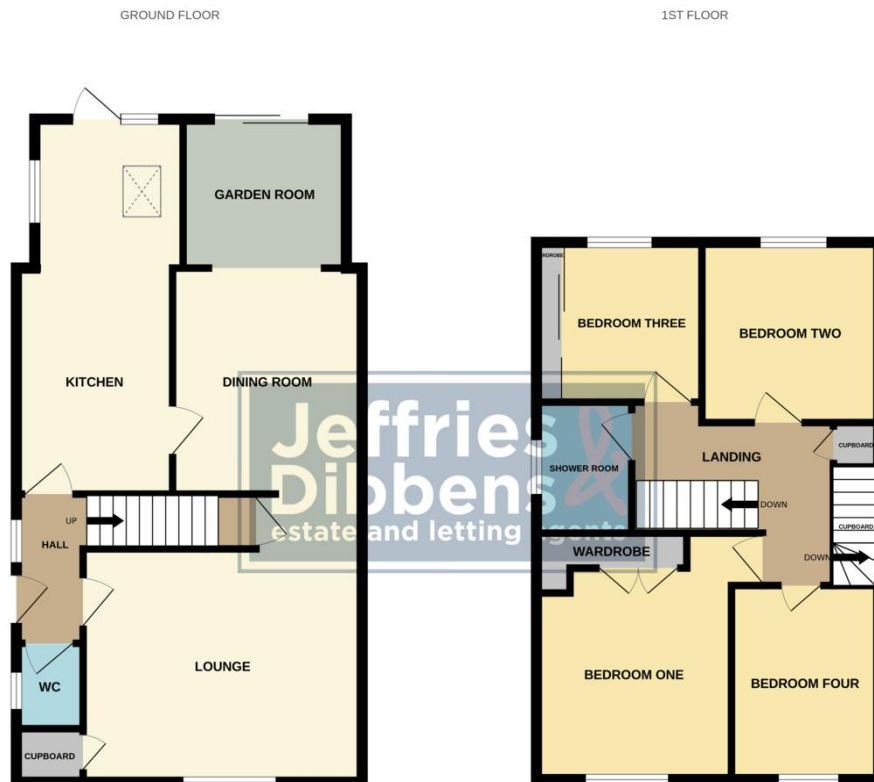
**BEDROOM 3** 8' 10" x 8' 6" (2.69m x 2.59m)

**BEDROOM 4** 10' 1" x 7' 9" (3.07m x 2.36m)

**SHOWER ROOM** 6' 9" x 4' 9" (2.06m x 1.45m)

## GARAGE

## REAR GARDEN



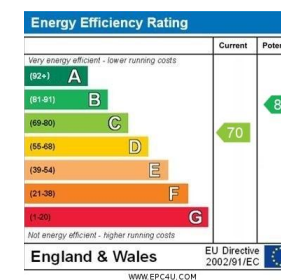
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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