

£215,000
47 The Waters
Fareham , PO17 5EL

PROPERTY SUMMARY

We are delighted to offer this well-presented one bedroom house situated within the popular village of Funtley. The property is a mezzanine design which offers a modern kitchen, a living room and useful dining area or study on the ground floor. The first floor has an open-plan bedroom with a modern shower room. Further benefits include a private garden and a garage with additional parking. Please call our Fareham office to arrange a viewing.





LOUNGE 13' 5" x 11' 5" (4.09m x 3.48m)

DINING ROOM/STUDY 7' 10" x 7' 2" (2.39m x 2.18m)

KITCHEN 7' 1" x 7' 0" (2.16m x 2.13m)

LANDING

BEDROOM 15' 6" x 13' 6" (4.72m x 4.11m)

SHOWER ROOM 7' 11" x 5' 8" (2.41m x 1.73m)

PRIVATE GARDEN

STORE

GROUND FLOOR

1ST FLOOR



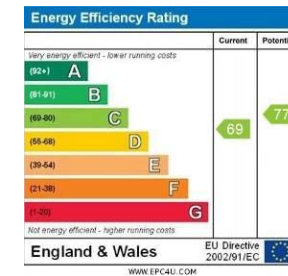
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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