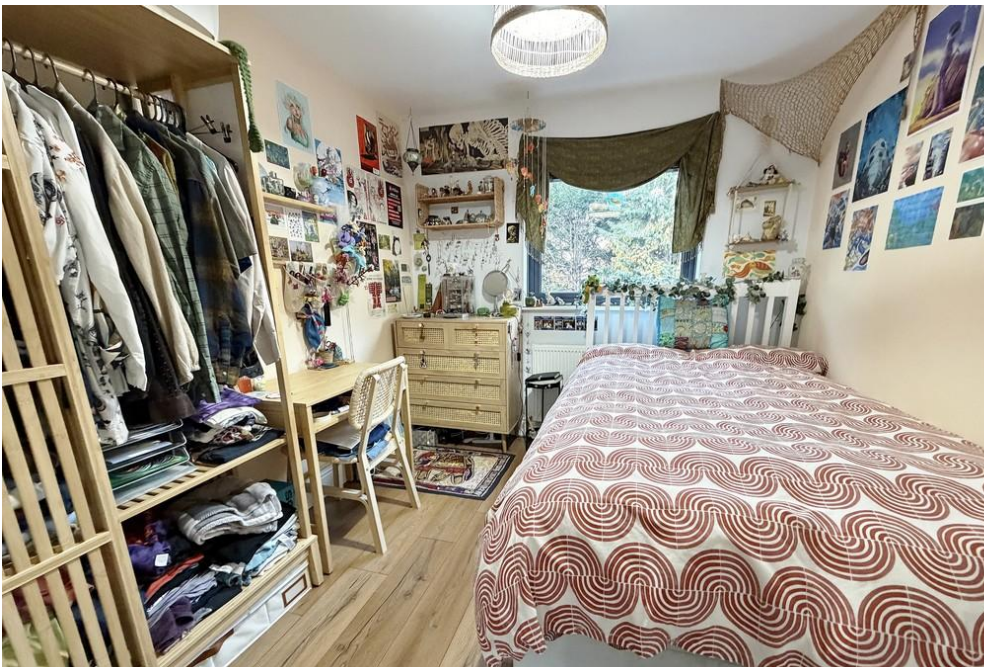


£400,000
17 Lynton Gardens
Fareham, PO16 7NB

PROPERTY SUMMARY

Jeffries & Dibbens is delighted to welcome to the market this stunning three/four bedroom semi-detached house located within the popular and sought after development of Uplands. The property's accommodation comprises; an entrance hall, a WC, a spacious lounge, an extended modern kitchen/diner with a breakfast bar and access to the rear garden. On the first floor, there are three good size bedrooms, the fourth bedroom is currently being used as a dressing room with access to the main and a modern fitted shower room. Outside, there is off-road parking for several cars to the front of the property, the driveway runs alongside the home providing access to the detached garage and also benefits from a generous sized rear garden. Please call our Fareham office to arrange a viewing!





DESCRIPTION

ENTRANCE HALL

WC

LOUNGE 16' 0" x 13' 9" (4.88m x 4.19m)

KITCHEN 19' 2" x 8' 6" (5.84m x 2.59m)

DINING ROOM 12' 4" x 7' 9" (3.76m x 2.36m)

LANDING

BEDROOM 1 13' 1" x 9' 10" (3.99m x 3m)

BEDROOM 2 10' 0" x 8' 8" (3.05m x 2.64m)

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

BEDROOM 4/DRESSING ROOM 9' 9" x 7' 9" (2.97m x 2.36m)

SHOWER ROOM 6' 10" x 5' 5" (2.08m x 1.65m)

REAR GARDEN

GARAGE



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 C

VIEWINGS
By prior appointment only

EPC – TO FOLLOW

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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