



North Hill, Fareham PO16 7HP

welcome to

North Hill, Fareham

Fox & Sons are delighted to present this charming 3 bedroom detached Georgian cottage located towards the north of Fareham, offering a peaceful and picturesque setting, situated within the Uplands School catchment area. Give our branch a call for more information today.



Fox & Sons are delighted to present this charming 3 bedroom detached Georgian cottage located towards the north of Fareham, offering a peaceful and picturesque setting, situated within the Uplands School catchment area. One of the key benefits of this property is the ample off-road parking, providing convenient parking space for multiple vehicles. Additionally, there is a separate garage, offering secure storage for vehicles or other belongings.

Entering the cottage, you will be greeted by two generously sized reception rooms. These rooms provide versatile living spaces, perfect for entertaining guests or relaxing with family. The modern fitted kitchen is a highlight of the home, featuring high-quality appliances and ample storage space. There is also a utility area and a convenient downstairs toilet, adding to the functionality of the property.

The rear garden has been beautifully landscaped and faces west, allowing for plenty of natural light throughout the day. It offers a peaceful retreat, perfect for outdoor activities and relaxation. Additionally, there is a summer house with power, providing a versatile space that can be used as a home office, studio, or additional storage. Upstairs, you will find three well-appointed bedrooms, offering comfortable and private spaces for family members or guests. The beautifully presented bathroom features a freestanding bathtub, adding a touch of luxury to your daily routine.

Entrance Porch

Lounge

24' 11" x 10' 11" (7.59m x 3.33m)

Dining Room

24' 7" x 10' 9" (7.49m x 3.28m)

Kitchen

12' 10" Max x 8' 1" Max (3.91m Max x 2.46m Max)

Utility Room

Cloak Room

Landing

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m)

Bedroom Two

12' 3" x 11' 1" (3.73m x 3.38m)

Bedroom Three

10' 11" x 10' 11" (3.33m x 3.33m)

Bathroom

Outside

Summer House

12' 10" x 19' (3.91m x 5.79m)



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- DETACHED COTTAGE
- OFF ROAD PARKING & GARAGE
- FULLY MODERNISED THROUGHOUT
- TWO RECEPTION ROOMS
- SUMMER HOUSE/OFFICE LOCATED IN REAR GARDEN

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£575,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FHM107611 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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