



8 Palmerston Avenue
Fareham
PO16 7DP



BYRNE
RUNCIMAN

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8 PALMERSTON AVENUE

PRICE GUIDE: £375,000

The Property

No 8 Palmerston Avenue is a four bedroom semi-detached house in a central location in Fareham, very close to all the shops and amenities. In recent years the property has been adapted for use as a residential home and would benefit from a certain amount of updating. Viewing is very highly recommended.

- * **NO FORWARD CHAIN ***
- * **WALKING DISTANCE TO TOWN CENTRE ***
- * **WOULD BENEFIT FROM UPDATING ***
- * **LIVING ROOM * DINING ROOM ***
- * **KITCHEN * UTILITY ROOM ***
- * **FOUR BEDROOMS * TWO BATHROOMS***
- * **GOOD SIZED REAR GARDEN * PARKING ***

The Location

Fareham town centre is nearby and offers all amenities, a shopping centre, cinema and a selection of restaurants and bars. It has easy access to the M27 motorway network and railway station.

Directions

In central Fareham, from Osborne Road turn into Palmerston Avenue and no 8 is on left hand side.

ACCOMMODATION

Canopy porch, front door opening to:

ENTRANCE HALL Return staircase to first floor, radiator, door opening to:

INNER HALLWAY Under stairs cupboard, radiator, doors opening to:

CLOAKROOM Double glazed window to side, wash hand basin, low level w.c.

LIVING ROOM Double glazed bay window to front, tiled fireplace with fitted gas fire*, radiator, sliding doors opening to:

DINING ROOM Windows to rear, feature fireplace, door to inner hallway, radiator, opening to rear porch, open archway to:

KITCHEN Double glazed window to side, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboards below, further sink unit, partially tiled walls, built in electric oven*, hob* and extractor* over, wall mounted gas boiler* servicing central heating* and hot water system*.

REAR PORCH Double glazed windows to side and rear, double glazed door opening onto garden, door opening to:
SIDE LOBBY Double glazed door to side, radiator.

BEDROOM TWO Double glazed windows to rear and side, radiator, folding door opening to:

ENSUITE BATHROOM Double glazed window to front, suite comprising panelled bath, partially tiled walls, pedestal wash hand basin, low level w.c., radiator.

FIRST FLOOR

LANDING Double glazed window to side, door to staircase to second floor, doors opening to:

BEDROOM ONE Double glazed bay window to front, built in wardrobe, wash hand basin, radiator.

BEDROOM THREE Double glazed window to rear, wash hand basin, radiator.

SHOWER ROOM Double glazed window to front, tiled wet room style shower area, pedestal wash hand basin, low level w.c., radiator.

UTILITY ROOM Double glazed window to side, sink unit with cupboard below, plumbing for washing machine, airing cupboard housing hot water tank, radiator.

SECOND FLOOR

ATTIC ROOM/BEDROOM FOUR Skilling ceilings, double glazed window to rear, velux window to side, built in cupboard, eaves storage, radiator on landing.

OUTSIDE

The **FRONT GARDEN** has a pathway to the front door, areas of lawn and some shrubs and borders. There is a **PARKING SPACE** to the side of the property and a pathway with a pedestrian gate opening to the good sized **REAR GARDEN** which has a paved patio area, mainly laid to lawn, numerous shrubs, borders and hedging.

Services: All main services.

Tenure: Freehold.

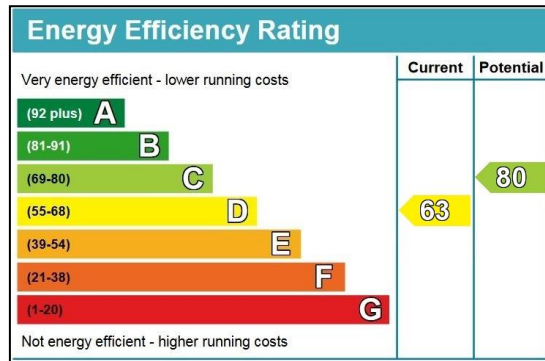
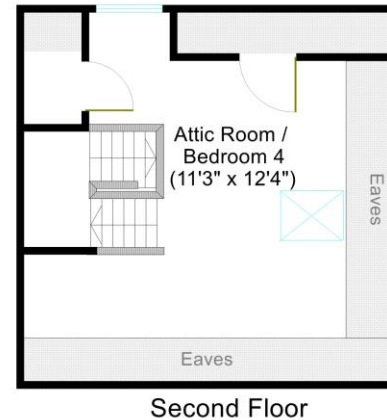
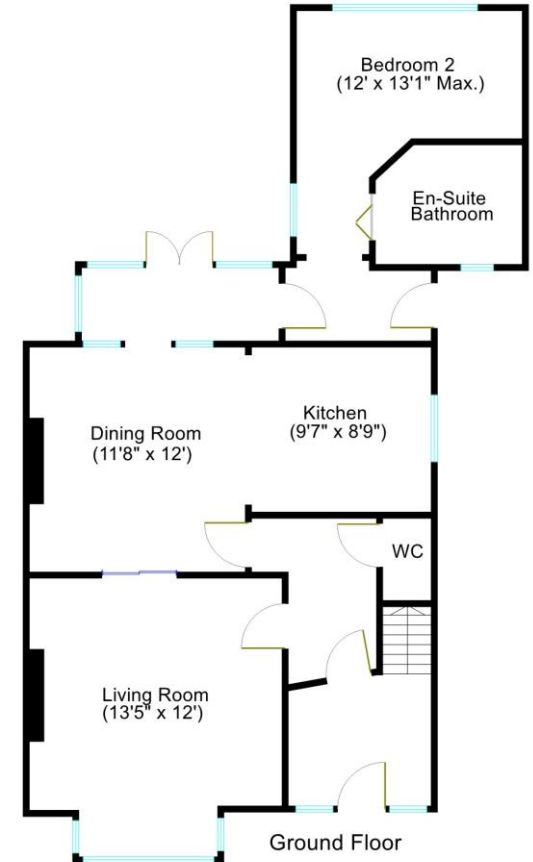
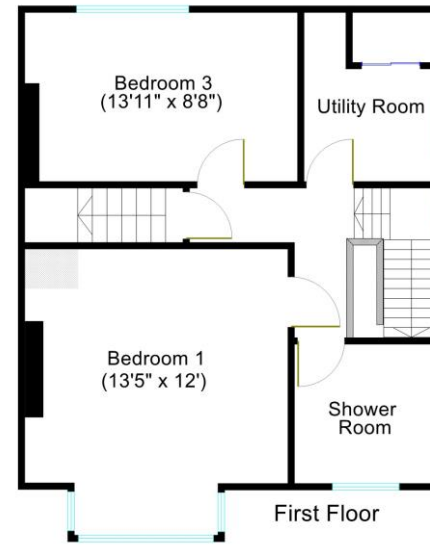
Local Authority: Fareham Council.

Council Tax Band: C

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

Viewing strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.





Total Approx. internal floor area = 1,447 sq ft / 134.4 sqm
Floor Plan for identification and guidance purposes only



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

