



£360,000
60 Southfields
Fareham, PO16 9FG

PROPERTY SUMMARY

Modern built home circa 2019 offered with remainder of the NHBC guarantee in place. Well-presented three bedroom semi-detached family town house on the recent Persimmon development within walking distance of the shore. The property offers a good sized lounge, open kitchen/dining room, utility/cloakroom, three double bedrooms over two floors to include master bedroom with en suite. With private driveway and good sized rear garden and offered in excellent decorative order, viewing is highly advised.





HALL Wood flooring, radiator, door to:

LOUNGE 14' 9" x 11' 9" (4.5m x 3.58m) Front aspect double glazed window, feature fireplace and chimney with inset electric conduction fire, wood flooring, storage cupboard, radiator, door to:

INNER HALL Stairs to first floor landing, doors to:

UTILITY/FORMER CLOAKROOM Former cloakroom and ability to return to, currently used as a utility room with plumbing for washing machine and storage.

KITCHEN/DINER 11' 9" x 7' 6" (3.58m x 2.29m) Rear aspect double glazed window and doors to garden. Wall and base units with sink and drainer units, integrated under oven, ceramic hob, hood and dishwasher. Space for fridge/freezer, tiled surrounds, tiled floor, radiator.

FIRST FLOOR LANDING Stairs to second floor, doors to:

BEDROOM 11' 9" x 10' 5" (3.58m x 3.18m) Front aspect double glazed window x 2, radiator.

BEDROOM 11' 9" x 7' 6" (3.58m x 2.29m) Rear aspect double glazed window, radiator.

FAMILY BATHROOM Side aspect double glazed window. Suite comprising panelled bath with thermostat controlled mixer tap unit, pedestal hand basin, low flush WC, tiled to principal areas, towel rail radiator.

SECOND FLOOR LANDING Storage cupboard with eaves storage access, door to:

MASTER BEDROOM 16' 4" x 8' 2" (4.98m x 2.49m) Front aspect double glazed window, radiator, eaves storage access, door to:

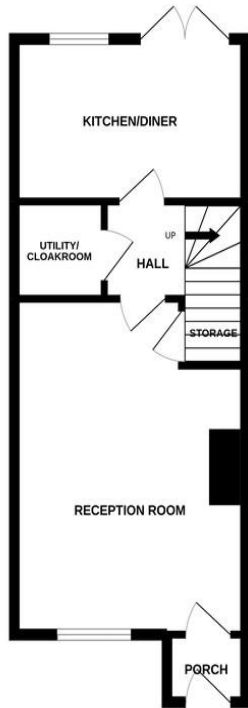
EN SUITE 11' 1" x 5' 0" (3.38m x 1.52m) Rear aspect double glazed Velux window. Suite comprising enclosed shower cubicle with mains shower, low flush WC, pedestal hand basin, tiling to principal area, towel rail radiator, eaves storage access.

GARDEN Lawn area, raised decked area, side pedestrian access.

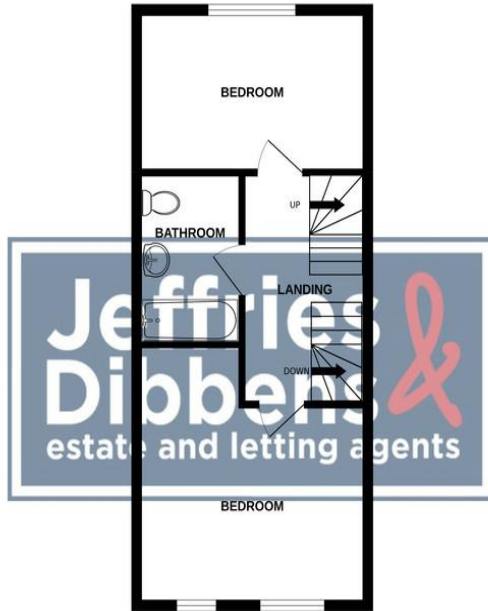
DRIVEWAY Private drive for two vehicles.



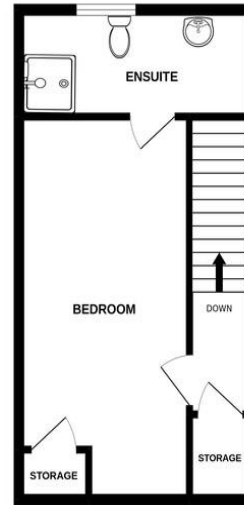
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.1 sq.m.) approx.

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

Energy Efficiency Rating		
	Current	Potential
<small>Very energy efficient - lower running costs</small>		
92-100 A		95
81-91 B	84	
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<small>Not energy efficient - higher running costs</small>		
England & Wales	EU Directive 2002/91/EC	

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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