

The Accommodation Comprises:-

Double glazed front door with glazed panels inset into:

Entrance Hall:-

Storage cupboard, deep walk-in airing cupboard housing Vaillant gas central heating boiler, further coat cupboard, glazed glass block window to kitchen, tile effect laminate flooring and flat ceiling. Entryway to:

Kitchen/Diner:- 26' 1" x 11' 6" (7.94m x 3.50m) Maximum Measurements

Kitchen Area:-

Double glazed window to side elevation, glazed windows to rear mezzanine, modern range of matching fitted soft close base and eye level units, wooden work surfaces and breakfast bar, one and a half bowl stainless steel sink unit with mixer tap, partly tiled walls, range cooker (to remain), space for tall fridge/freezer, large larder style cupboard, stairs to mezzanine level, radiator, tile effect laminate flooring and flat ceiling. Walkway to:

Dining Area:- 11' 6" x 7' 9" (3.50m x 2.36m)

Double glazed window to front elevation, space for table and chairs, radiator, built-in bookcase (to remain), door to annex, continuation of tile effect laminate flooring and flat ceiling.

Bedroom Two:- 12' 11" x 7' 11" (3.93m x 2.41m)

Full width double glazed window to front elevation, radiator, built-in wardrobe cupboard and flat ceiling.

Bedroom Three:- 10' 7" x 11' 0" (3.22m x 3.35m)

Double glazed window to rear elevation overlooking the garden and radiator.

Bedroom Four:- 8' 11" x 7' 2" (2.72m x 2.18m)

Full width double glazed window to front elevation, radiator and flat ceiling.

Bathroom:- 6' 4" x 5' 3" (1.93m x 1.60m)

Obscured double glazed window to side elevation, modern white suite comprising: panelled bath with mixer tap and hand held shower attachment, further shower unit over, shower screen, wash hand basin inset vanity unit with mixer tap, WC with concealed cistern and shelf over, partly tiled, part waterproof shower wall, wall mounted full width mirror, LVT laminate flooring and chrome heated towel rail.

Mezzanine Lounge:- 17' 4" x 8' 3" (5.28m x 2.51m)

Full width and full length double glazed patio doors and windows to rear elevation overlooking and accessing the garden, tiled floor, radiator, stairs to lounge and original wooden ceiling. Door to:

Inner Lobby:- 4' 10" x 4' 9" (1.47m x 1.45m)

Door to cloakroom, storage area and flat ceiling. Further door to:

Utility Room:- 11' 11" x 8' 3" (3.63m x 2.51m)

Twin double glazed windows to rear elevation overlooking the garden, modern range of matching fitted base and eye level units, wooden worksurfaces, space and plumbing for washing machine, space for tumble dryer, space for tall fridge/freezer, storage cupboard and flat ceiling.

Cloakroom:- 5' 5" x 3' 0" (1.65m x 0.91m)

Obscured double glazed window to front elevation, low level WC, wash hand basin with cupboard below and flat ceiling.

First Floor Accommodation:-

Lounge:- 27' 2" x 17' 4" (8.27m x 5.28m) L-Shaped, Maximum

Triple aspect room with full width double glazed window to front elevation, window to side and views over the mezzanine level to rear garden, TV aerial point, two radiators, log burner on raised tiled area (untested), floor to ceiling shelving unit (to remain) and original wooden ceiling. Door to:

Bedroom One:- 12' 8" x 9' 0" (3.86m x 2.74m) Plus Wardrobe Area

Dual aspect with full width double glazed window to front elevation, further double glazed window to side, frosted mirror fronted sliding doors to built-in wardrobe unit with storage above, radiator and flat ceiling.

Annex Area:-

Hallway:- Return staircase to first floor, under stairs storage cupboard, deep walk-in storage cupboard with double glazed window to front, radiator, tile effect laminate flooring and further modern vertical radiator to half landing with double glazed door giving private access to side. Door to:

Bathroom:- 8' 3" x 6' 5" (2.51m x 1.95m)

Obscured double glazed window to side elevation, suite comprising: panelled bath with mixer tap and handheld shower attachment, close coupled WC, wall mounted wash hand basin, waterproof shower wall, chrome heated towel rail and wall mounted mirror fronted medicine cabinet (to remain).

First Floor Landing:- Original wooden ceiling and mains powered smoke detector. Door to:

Lounge:- 12' 4" x 8' 8" (3.76m x 2.64m)

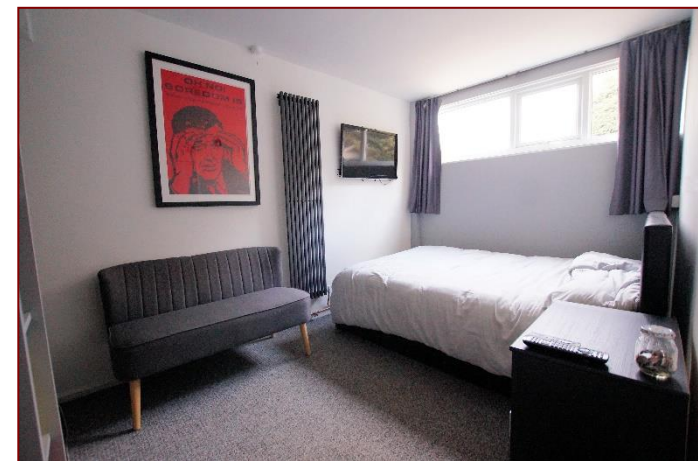
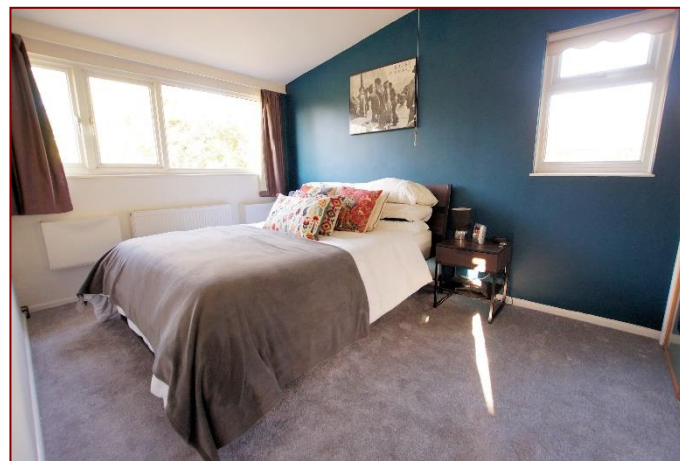
Double glazed window and double opening patio doors with Juliet balcony overlooking the rear garden, radiator, phone point and original wooden ceiling. Door to:

Kitchen:- 8' 4" x 5' 1" (2.54m x 1.55m)

Double glazed window to side elevation, range of base units, roll top work surfaces, space for cooker, space and plumbing for sink, radiator, storage cupboard and door to large walk-in storage area with double glazed window to front elevation.

Bedroom Five/Annex Bedroom:- 10' 6" x 7' 10" (3.20m x 2.39m) Plus Wardrobe

Full width double glazed window to front elevation, radiator, mirror fronted sliding doors to wardrobe unit, floor to ceiling mirror (to remain) and original wooden ceiling.



Outside:- Shingle area to front for parking, security lights, trees and hedging for privacy, side wooden gate gives access to annex front door and further wooden gate gives pedestrian access to rear garden. Wrought iron gate gives access to:

Courtyard Garden:- Patio area with space for bistro style table and chairs, water tap, two storage cupboards, raised flower beds and covered area to front door.

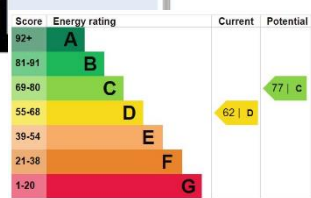
Rear Garden:- Enclosed, generous size, patio area, water tap, wooden shed (to remain), hedging, mainly laid to lawn, raised area for socialising, flower bed and mature trees for privacy.

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Council Tax Band: - Fareham Borough Council. Tax Band F
 Tenure: - Freehold
 Property Type: - Detached House
 Property Construction: - Traditional
 Electricity Supply: - Mains
 Gas Supply: - Mains
 Water Supply: - Mains
 Sewerage: - Mains
 Heating: - Central Heating
 Broadband - Currently supplied by Sky. Average available download speed for this Postcode of 945MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>
 Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
 Parking: Driveway
 Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor

Agency Note:- This property is owned by an employee of Fenwicks.



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£695,000

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