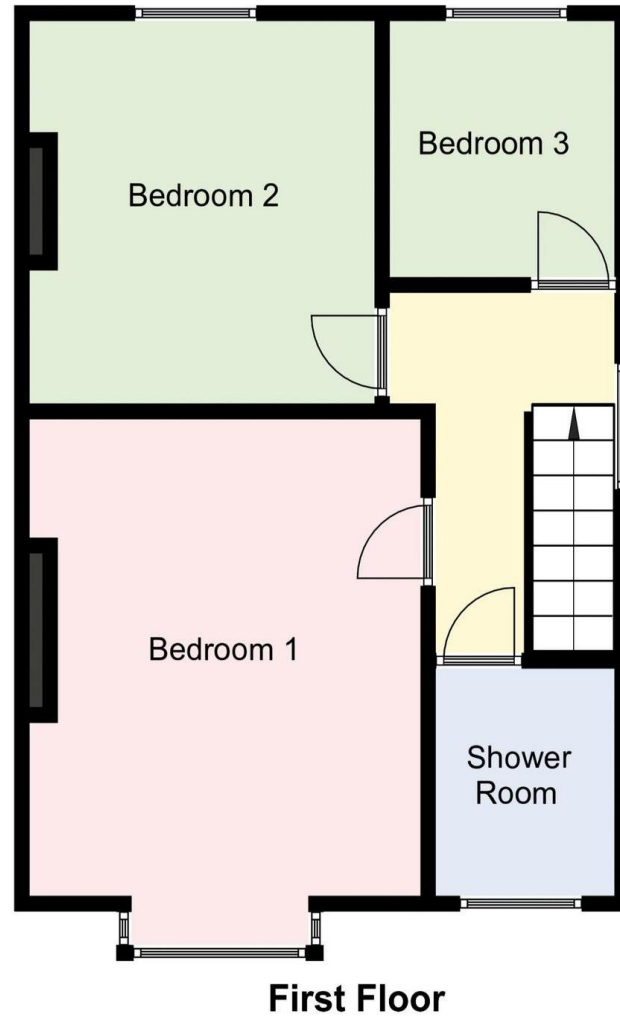
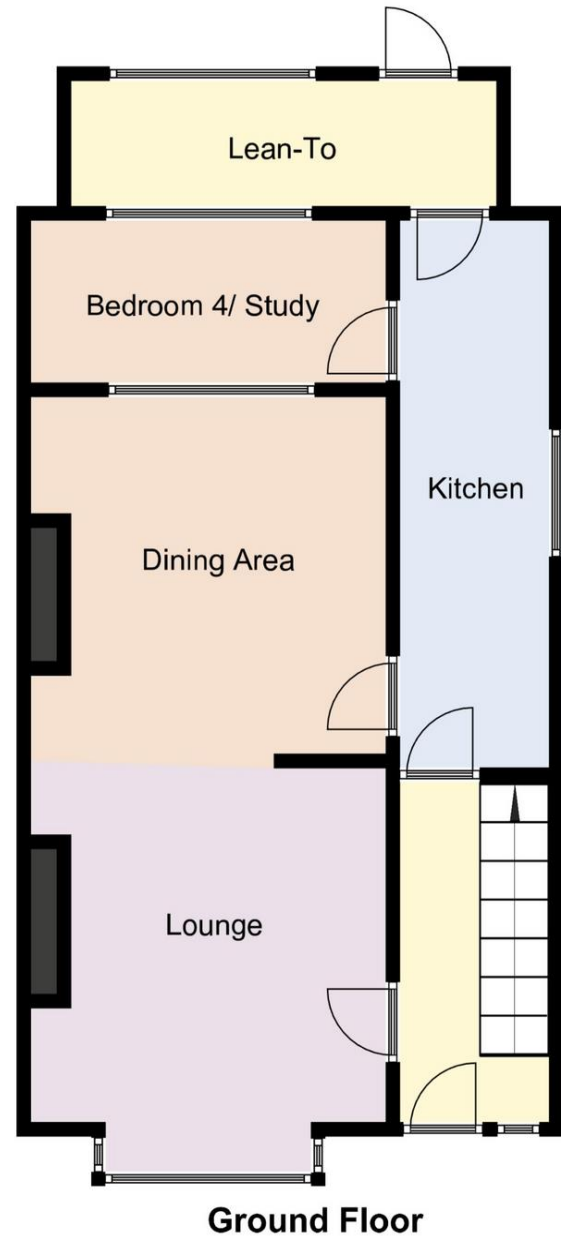


Property Reference:- F2133 Floor Plans (For illustrative purposes and not drawn exactly to scale)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band D
 Tenure: - Freehold
 Property Type: - Semi-Detached House
 Property Construction: - Traditional with Lean-to Shed
 Electricity Supply: - Mains
 Gas Supply: - Mains
 Water Supply: - Mains
 Sewerage: - Mains
 Heating: - Central Heating
 Broadband - Average available download speed for this Postcode of 1130MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>
 Mobile signal: Check here for all networks - <https://checker.ofcom.org.uk/>
 Parking: Garage & 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

£320,000

58 Fareham Park Road, Fareham, PO15 6LF



- Semi-Deatched
- Three Bedrooms
- 23 Foot Lounge/Diner
- Utility/Study
- Kitchen
- Lean-To
- Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- NO CHAIN AHEAD!

The Accommodation Comprises:-

Glazed front door with matching side panels into:-

Entrance Hall:-

Stairs to first floor, radiator, under stairs cupboard.

Lounge:-

13' 1" x 12' (3.98m x 3.65m) Maximum Measurements

Window to front elevation, two radiators, gas fire (not tested), raised hearth with ornamental surround and shelf. Dining Area with window overlooking rear, radiator



Kitchen:-

18' 3" x 3' 5" (5.56m x 1.04m)

Window to side elevation, range of base and eye level units with roll-top work surfaces with single drainer stainless steel sink unit with mixer tap, wall-mounted Worcester gas central heating boiler.



Bedroom 4/Study:-

11' 5" x 5' 11" (3.48m x 1.80m)

Radiator.



Lean-to:-

14' 5" x 5' 4" (4.39m x 1.62m)

door into garden.



First Floor Landing:-

Window to side.

Bedroom 1:-

14' 9" x 12' 5" (4.49m x 3.78m) Maximum Measurements

Window to front, radiator.



Bedroom 2:-

11' 3" x 11' " (3.43m x 3.35m)

Window overlooking garden, radiator.



Bedroom 3:-

7' 10" x 7' 2" (2.39m x 2.18m)

Window to rear, radiator, access to loft.



Bathroom:-

7' x 5' 8" (2.13m x 1.73m)

window to front elevation, radiator, pedestal wash hand basin, low-level WC, walk-in shower with Triton shower.



Outside:-

Driveway to the front, access to side leading to garage, Rear garden is enclosed with patio and wooden gate giving access via driveway to the garden.

