

## £495,000

### 7 Greenwood Close, Fareham, PO16 7UF

**DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct**



- Detached Family Home
- Four Double Bedrooms
- Lounge
- Dining Room
- Kitchen
- Downstairs Cloakroom
- Family Bathroom
- Large Driveway
- 34' Garage
- Delightful Enclosed Rear Garden
- Energy Efficiency Rating: TBC

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

Awaiting EPC

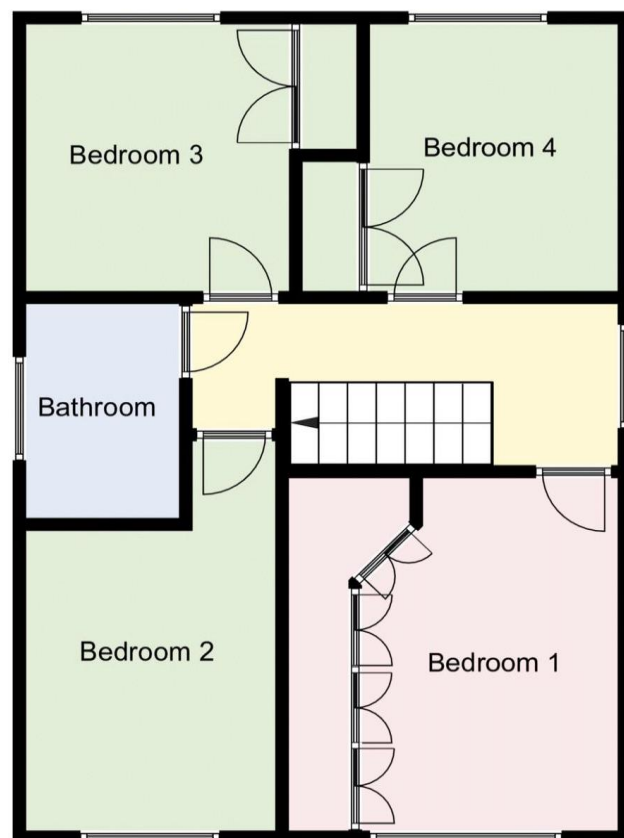
Property Reference : F2150

Council Tax Band: E

Floor Plans ( For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

## The Accommodation Comprises:-

Front door into:-

### Entrance Porch:-

Glazed door into:-

### Entrance Hall:-

Stairs to first floor, radiator, cupboard with radiator and storage area.

### Cloakroom:-

Obscured glazed window, close-coupled wc, corner wash hand basin.

### Lounge:-

20' 10" x 12' 8" (6.35m x 3.86m) Maximum Measurements

Full-width picture window to front elevation, radiator.



### Dining room:-

12' 10" x 10' (3.91m x 3.05m)

French doors enjoying views and accessing the rear garden, radiator, deep under stairs cupboard for storage.



### Kitchen:-

10' 6" x 10' (3.20m x 3.05m)

Door and window enjoying views of the garden beyond, range of refurbished base and eye level units with work surfaces, one and a half bowl stainless steel sink unit with mixer tap, Bosch induction hob with splashback and concealed extractor, Bosch oven and grill, recess for washing machine, integrated slimline dishwasher, integrated fridge/freezer, larder cupboard, radiator.



## First Floor Landing:-

Window to side elevation, access to loft, deep over stairs cupboard.

## Bedroom 1:-

13' 2" x 9' 5" (4.01m x 2.87m) Excluding Fitted Wardrobes

Fitted wardrobe units with mirror-fronted doors, radiator.



## Bedroom 2:-

10' 1" x 9' 5" (3.07m x 2.87m)

Window to rear, radiator, fitted wardrobe cupboard.



## Bedroom 3:-

13' 8" x 8' 11" (4.16m x 2.72m) Maximum Measurements

Window to front elevation, radiator.



## Bedroom 4:-

10' 1" x 9' 5" (3.07m x 2.87m)

Window to rear, double opening doors to wardrobe unit, radiator.



## Bathroom:-

8' x 5' 5" (2.44m x 1.65m)

Windows to rear, close-coupled wc, pedestal wash hand basin with mixer tap, P-shaped bath with shower screen mixer tap and shower over, tiled, radiator, shaver socket.



## Outside:-

long driveway leads to the tandem garage (34' 11" x 12' 2") with power and light connected and parking to side, work bench, window to rear, Worcester gas central heating boiler. Covered area outside of the dining room and kitchen, block-paving for sitting socialising and entertaining purposes offering seclusion and privacy, a most attractive elevated garden in various tiers, block-paving. Easily maintained lawns, to the rear of the garden continuation of block paving and garden shed.





**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted