

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

Full-width picture double glazed window to front elevation, radiator.

Dining room:- 20' 10" x 12' 8" (6.35m x 3.86m) Max

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)

Double glazed 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

Double glazed window, ornate range of 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

double glazed 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)

Obscured double glazed windows, 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 with block paving to the front leads to the tandem garage (34' 11" x 12' 2") with power and light connected, 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, wooden gate and fencing to the side with additional block-paved parking, easily maintained lawns, to the rear of the garden continuation of block paving and garden shed.

Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band E

Tenure: - Freehold

Property Type: - Detached House

Property Construction: - Traditional with some upvc cladding

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

Broadband - Broadband connected to the property and the seller

informs us that this is supplied by Sky. Average available download

speed for this Postcode of 1130MB: Please check here for potential

broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: The current seller informs us that they have mobile

signal and are no current black spots. Please check here for all

networks - <https://checker.ofcom.org.uk/>

Parking: Tandem Garage and driveway

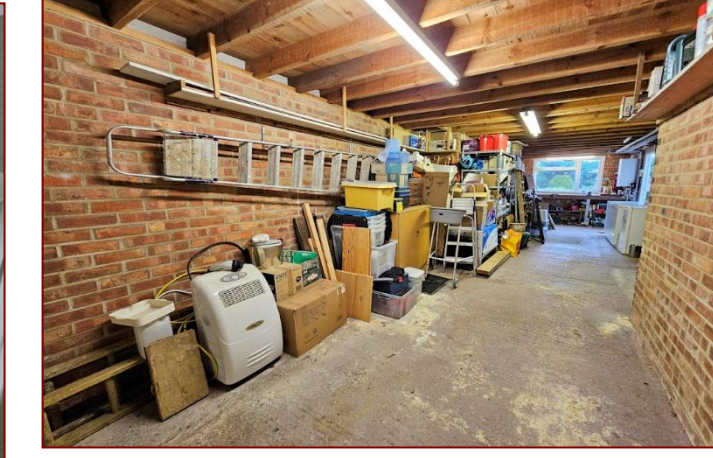
Flood Risk: - Please check flood risk data at the Environment

Agency's website ([http://www.environment-](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)

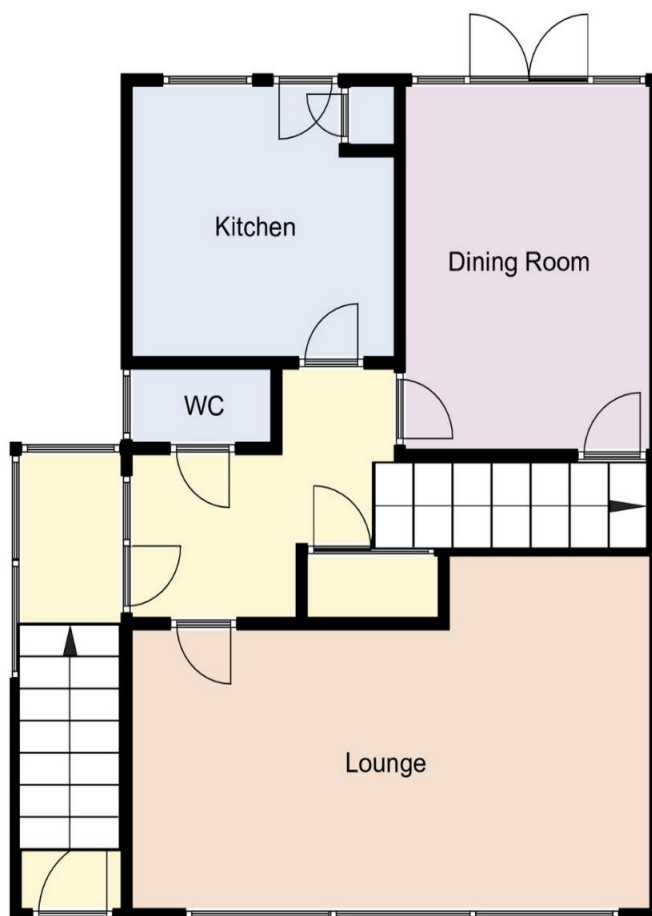
[agency.gov.uk/homeandleisure/floods/31656.aspx](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx))?

Fenwicks Estate Agent has further information as provided by

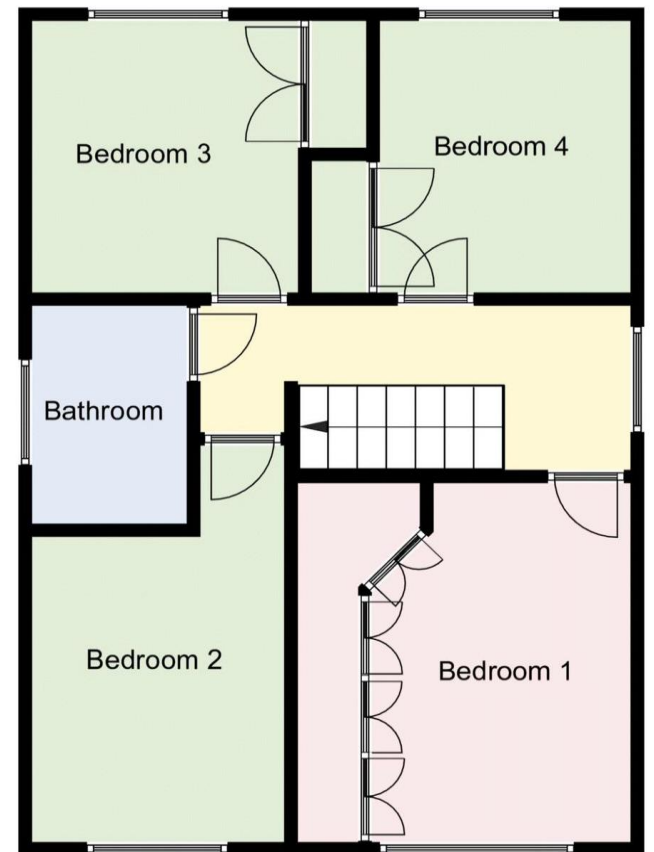
current vendor



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



Ground Floor



First Floor

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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.

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£465,000

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Fenwicks

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