

£290,000

5 Crescent Road, Fareham, PO16 0HJ

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



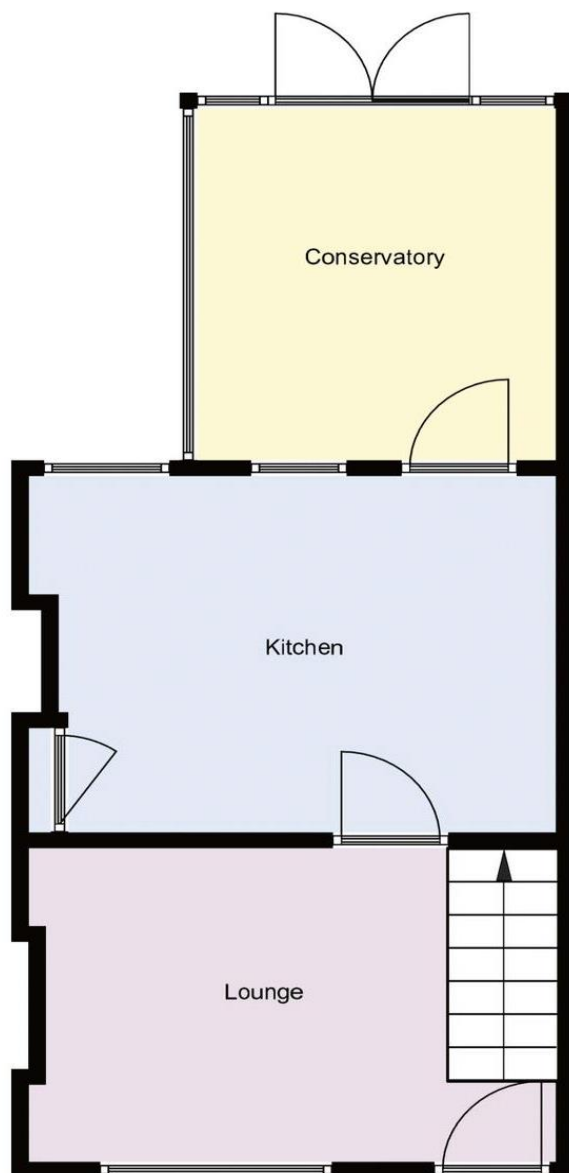
- Mid-Terrace
- Two Bedroom
- Lounge
- Kitchen
- Conservatory
- Bathroom
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Parking to Rear
- Walking Distance to Train Station and Town Centre
- Energy Efficiency Rating: D/57

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

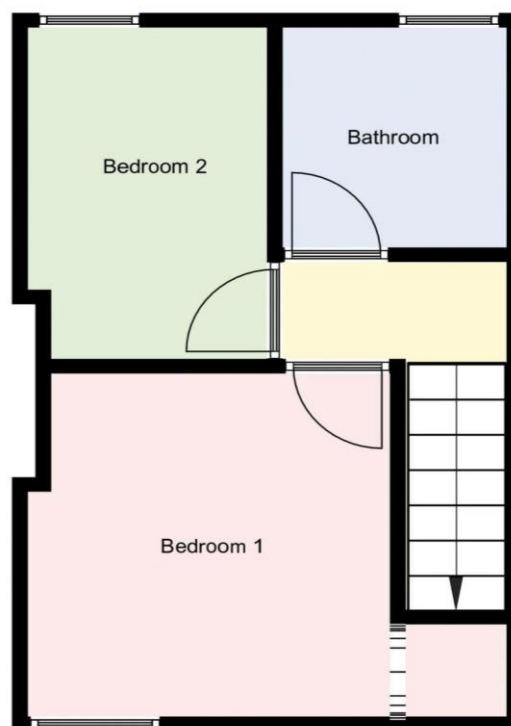
Property Reference : F2156

Council Tax Band: B

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



Ground Floor



First Floor

The Accommodation comprises:-

Front door into:-

Lounge:-

14' 8" x 11' 7" (4.47m x 3.53m) Maximum Measurements

Double glazed window to front elevation, Victorian-style ornamental fireplace, stairs to first floor, understairs recess, radiator.



Kitchen/Diner:-

10' 11" x 10' (3.32m x 3.05m)

Double glazed window to rear, range of base and eye-level units with worksurfaces, tiled surround, single-drainer stainless steel sink unit with mixer tap, induction hob with concealed extractor, deep-pan drawers, space for fridge/freezer, long-line radiator, twin ovens, space for table and chairs, cupboard with shelving, flat ceiling with lighting and smoke detector inset, double glazed door to:-



Conservatory:-

10' 11" x 10' (3.32m x 3.05m)

Sliding door to garden, wall-mounted gas central heating boiler.



First Floor Landing:-

Access to loft.

Bedroom 1:-

14' 8" x 11' 6" (4.47m x 3.50m) Maximum Measurements

Double glazed window to front elevation, double radiator, picture rail, coving to flat ceiling, arch to storage.



Bedroom 2:-

11' 1" x 8' 2" (3.38m x 2.49m) Maximum Measurements

Double glazed window to rear, double radiator, coving to flat ceiling.



Bathroom:-

8' 9" x 6' 2" (2.66m x 1.88m)

Obscured double glazed window to rear, close-coupled wc, pedestal wash hand basin with mixer tap, panelled bath with shower over and shower screen, tiled, long-line chrome towel rail.



Outside:-

Fencing to the front. Rear garden is enclosed with water tap, terrace for sitting, socialising and entertaining purposes, lawns for ease of maintenance, a particular feature are double opening gates to the rear giving vehicular access via service road.





Agent's Note:-

This property is freehold and the council tax is band B.

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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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