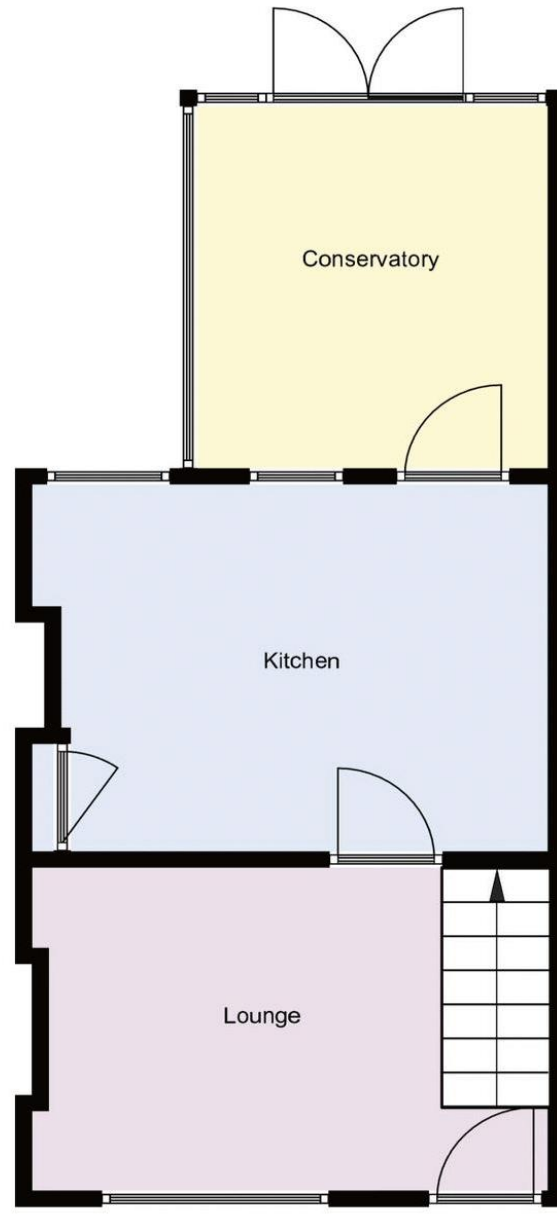


Property Reference:- F2156 Floor Plans (For illustrative purposes and not drawn exactly to scale)



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

**Nota Bene**

Council Tax Band: - Fareham Borough Council, Tax Band B  
 Tenure: - Freehold  
 Property Type: - Terraced House  
 Property Construction: - Traditional  
 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: to rear of property  
 Flood Risk: - Please check flood risk data 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

**£290,000**

5 Crescent Road, Fareham, PO16 0HJ



- 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

**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.