

## £450,000

### 6 The Causeway, Fareham, PO16 8RN

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



- Semi-Detached Family Home
- Lounge
- Dining Area
- Kitchen
- Conservatory
- Downstairs Cloakroom
- Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- NO ONWARD CHAIN
- Energy Efficiency Rating:-  
TBC

*Awaiting EPC*

Property Reference : F2159

Council Tax Band: E

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





## The Accommodation Comprises:-

Front door with glass panels to side into:-

### Entrance Hall:-

Radiator, under stairs cupboard.

### Cloakroom:-

Close-coupled wc, wash hand basin, window.

### Lounge Area:-

26' 8" x 11' 10" (8.12m x 3.60m) Maximum Measurements

Bay window to front, radiator.



### Dining Area:-

Two radiators, French doors opening onto:-



### Conservatory:-

9' 11" x 8' 3" (3.02m x 2.51m)

Radiator, windows and door enjoying views and accessing the rear garden.



## **Kitchen:-**

12' 10" x 11' 2" (3.91m x 3.40m) Maximum Measurements

Window and door leading to garden, range of base and eye level units with one and a half bowl stainless steel sink unit, gas hob, split-level oven and grill, space for table and chairs, space for washing machine, electrical appliances and wall-mounted gas central heating boiler.



## **Landing:-**

Radiator, window to front elevation.

## **Bedroom 1:-**

12' 11" x 11' 11" (3.93m x 3.63m) Maximum Measurements

Window to front, fitted wardrobe units, radiator.



## **Bedroom 2:-**

11' 8" x 11' 6" (3.55m x 3.50m) Maximum Measurements

Window to rear, radiator, fitted wardrobe units.



## **Bedroom 3:-**

11' x 6' 11" (3.35m x 2.11m)

Window to side, cupboard.



## **Bathroom:-**

Window, close-coupled wc, panelled bath with shower over, wash hand basin inset vanity unit, towel rail, partly tiled.



## Outside:-

Garden to the front, shingle driveway leads to garage with courtesy door to side, rear garden with fine array of shrubs, bushes and trees, enjoying a southerly aspect.



**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