

The Accommodation Comprises:-

Front door into:-

Entrance Hall:-

Recess for cloaks hanging space, stairs to first floor, radiator, double opening doors to laundry cupboard, space for washing machine and other electrical appliances with storage area, radiator.

Dining Room:- 13' 2" x 12' 10" (4.01m x 3.91m) Max
Fitted shelves with cupboards under.

Lounge :- 21' 8" x 10' 9" (6.60m x 3.27m) Max

Window to side, French doors giving access and enjoying views of the garden, wood-burning stove with raised brick hearth and two radiators.

Kitchen:- 17' 9" x 8' 9" (5.41m x 2.66m) Maximum Measurements

Window enjoying views of the garden and door giving access to covered sitting area, range of base and eye level units with work surfaces with tiled surround, underlighting to wall unit, one and a half bowl sink unit with mixer tap, Neff induction hob with stainless steel extractor, split-level oven and grill, long-line integrated refrigerator, integrated dishwasher, breakfast peninsula bar.

Cloakroom:- 4' 8" x 3' 5" (1.42m x 1.04m)

Window to side, close-coupled wc, wash hand basin.

First Floor Landing:-

Window to side, access to loft with retractable ladder.

Bedroom 1:- 11' 4" x 10' 10" (3.45m x 3.30m) Max

Window to front elevation, fitted wardrobe units, radiator, door to:-

En-Suite Bathroom:- 8' 0" x 5' 6" (2.44m x 1.68m) Max

Window to front, p-shaped bath with mixer tap, twin shower head over, shower screen, pedestal wash hand basin with mixer tap, close-coupled wc.

Bedroom 2:- 12' 6" x 11' 4" (3.81m x 3.45m) Maximum Measurements

Window to rear overlooking garden, radiator.

Bedroom 3:- 9' 7" x 7' 5" (2.92m x 2.26m)

Window to side, mirror-fronted sliding doors to wardrobe unit, eye level units.

Bedroom 4:- 10' 10" x 9' (3.30m x 2.74m)

Window to rear overlooking garden, radiator.

Shower Room:- 8' 7" x 5' 11" (2.61m x 1.80m) Max

Window to side, close-coupled wc, walk-in shower cubicle, wash hand basin with mixer tap inset vanity unit with wall-mounted mirror with pelmet lighting, cabinet with shelving to sides, long-line towel rail.

Outside:-

Fencing to the front with hedging and further fencing to sides, shingle to the front with parking for numerous vehicles, wooden gate gives pedestrian access to the rear, covered sitting area immediately outside of the kitchen with wooden decking, terrace with barbeque area, garage (currently restricted access) with additional workshop to the rear, storage units and purpose built storage area for wood for the wood burner and a most delightful enclosed rear garden enjoying hedges to the side, fencing to the rear, lawns for ease of maintenance with shrubs and bushes offering seclusion and privacy.

Nota Bene

Council Tax Band: - Fareham Borough Council. Band E

Tenure: - Freehold

Property Type: - Detached House

Property Construction: - Traditional

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains + meter

Sewerage: - Mains

Heating: - Central Heating

Broadband - Broadband connected to the property and the seller informs us that this is supplied by BT. Average available download speed for this Postcode of 1000MB: Please check here for potential broadband speeds -

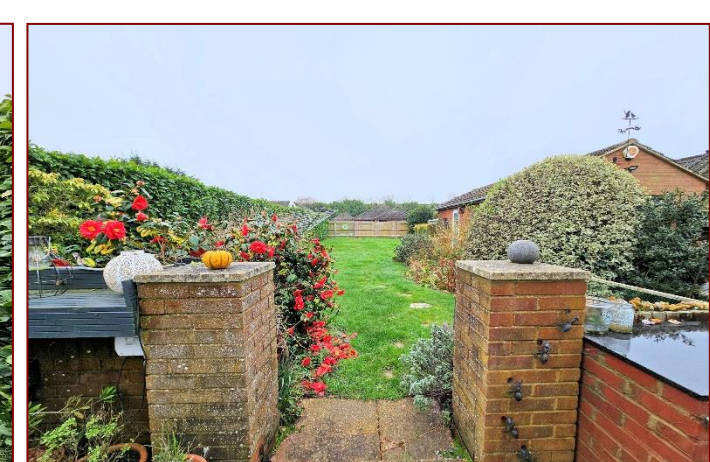
<https://www.openreach.com/fibre-broadband>

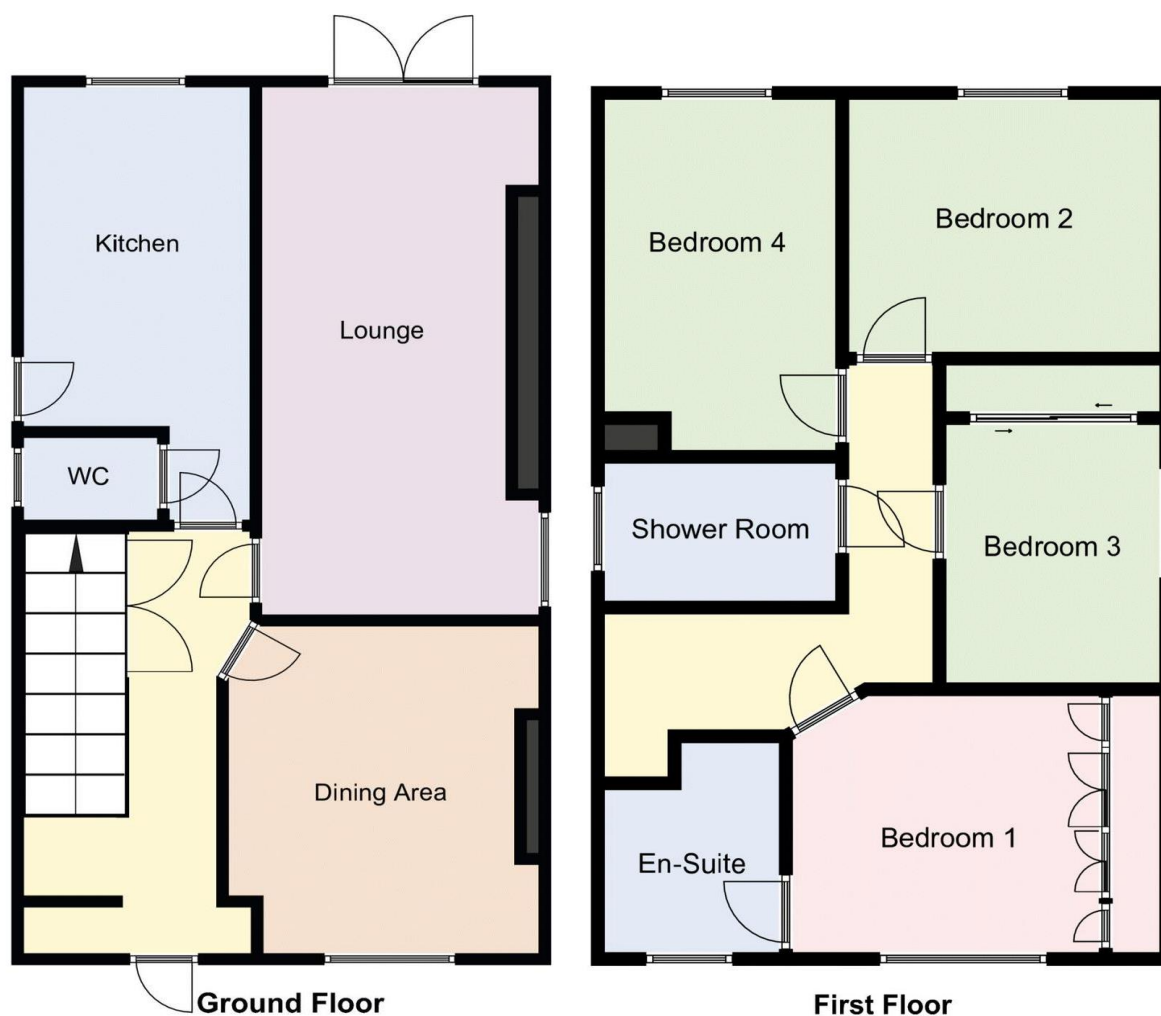
Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Driveway

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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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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Offers in Excess of: £550,000

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Fenwicks

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