

Property Reference:- F2162

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



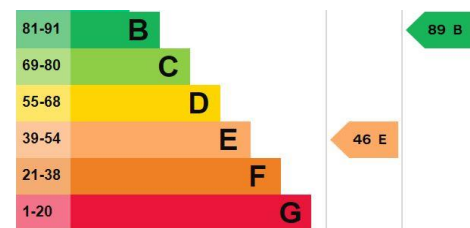
£310,000

66 Nicholas Crescent, Fareham, PO15 5AJ



Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Freehold
Property Type: - Semi-Detached Bungalow
Property Construction: - Traditional
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Central Heating
Broadband - 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: Shared 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

- Semi-Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen
- Conservatory
- Bathroom
- Rear Garden
- Driveway
- NO ONWARD CHAIN!
- Energy Efficiency Rating: E/46

The Accommodation Comprises:-

Front door into:-

Entrance Hall:-

Lounge:-
15' 5" x 10' 6" (4.70m x 3.20m)

Sliding patio doors onto conservatory, coal-effect wall-mounted gas fire, radiator.



Kitchen:-
9' 7" x 8' 1" (2.92m x 2.46m)

Window to side and door giving access to conservatory, range of refitted base and eye level units with single drainer sink unit with mixer tap, induction ceramic hob with concealed extractor, oven and grill, wall-mounted Worcester gas central heating boiler concealed in unit, integrated dishwasher.



Conservatory:-
19' 4" x 5' 7" (5.89m x 1.70m)

Door giving access and enjoying views of the garden, plumbing and space for washing machine.



Bedroom 1:-
13' 7" x 10' 6" (4.14m x 3.20m)

Window to front elevation, radiator.



Bedroom 2:-
8' 2" x 7' 10" (2.49m x 2.39m)

Window to front, radiator.



Bathroom:-
5' 7" x 4' 11" (1.70m x 1.50m)

window to side, close-coupled wc, wash hand basin with mixer tap inset vanity unit, tiled panell bath with Triton shower over, shower screen, tiled, long-line chrome towel rail.



Outside:-

Bordered by dwarf brick wall, shared driveway to the rear, hardstanding and lawns.

