

**The accommodation Comprises:-**

Front door with obscured leaded-light and stained glass panel inset into:-

**Entrance Hall:-**

Radiator, tiled floor, smoke detector, stairs for first floor.

**Lounge/Diner:- 18' 3" x 13' 2" (5.56m x 4.01m)**

Double glazed window and sliding patio doors enjoying views and accessing the rear garden, two radiators, modern fireplace with electric fire inset with matching raised hearth.

**Kitchen:- 16' 5" x 7' 5" (5.00m x 2.26m) Maximum Measurements**

Double glazed window to front elevation, range of base and eye level units with roll-top work surfaces with tiled surround, ceramic sink unit with mixer tap, Bosch ceramic hob with stainless steel extractor over, split-level Hotpoint double oven and grill, recess for storage and also fridge/freezer. Smoke detector.

**Utility/Family Room:- 13' 6" x 6' 5" (4.11m x 1.95m)**

Double glazed window to front elevation, obscure double glazed door giving access to side, radiator, roll-top work surface with recess under for washing machine and dishwasher, wall-mounted units, long-line storage unit.

**Cloakroom:-**

Obscured double glazed window to side elevation, close-coupled wc, wash hand basin with splashback, chrome long-line towel rail, tiled floor.

**First Floor:-**

Obscured double glazed window to side on half landing:-

**Landing:-**

Access to loft, airing cupboard with wall-mounted gas central heating boiler with slatted shelves for storage.

**Bedroom 1:- 13' x 11' 5" (3.96m x 3.48m)**

Double glazed window to front elevation, radiator, wardrobe units (separate negotiation), door to:-

**En-Suite Shower Room:- 8' 11" x 5' (2.72m x 1.52m)**

Obscured double glazed window, walk-in shower cubicle, close-coupled wc, wash hand basin, mixer tap, vanity stand, chrome towel rail, tiling with complimentary floor tiling.

**Bedroom 2:- 13' 1" x 9' (3.98m x 2.74m)**

Double glazed window to rear elevation, double radiator.

**Bedroom 3:- 13' 4" x 9' 1" (4.06m x 2.77m) Maximum Measurements**

Double glazed window to rear elevation, radiator.

**Bathroom:- 9' 6" x 6' 1" (2.89m x 1.85m)**

Obscured double glazed window, close-coupled wc, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and hand shower attachment, rail and curtain, chrome towel-rail, tiled floor.

**Outside:-**

Block-paved driveway to the front with parking. Pedestrian side access either side to rear garden with full-width terrace for sitting, socialising and entertaining purposes, formal lawns, garden shed and shrubs to the borders.

**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band D

Tenure: - Freehold

Property Type: - House

Property Construction: - Traditional

Electricity Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

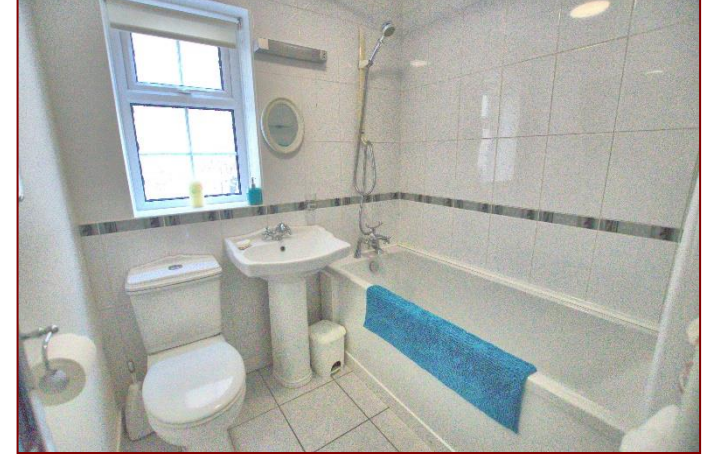
Broadband - Broadband is supplied by BT. Average speed for Postcode of 1130MB: Check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: 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 has further information as provided by current vendor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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£410,000

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**Fenwicks**

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