

## £315,000

### Wallisdean Avenue, Fareham, PO14 1HR

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



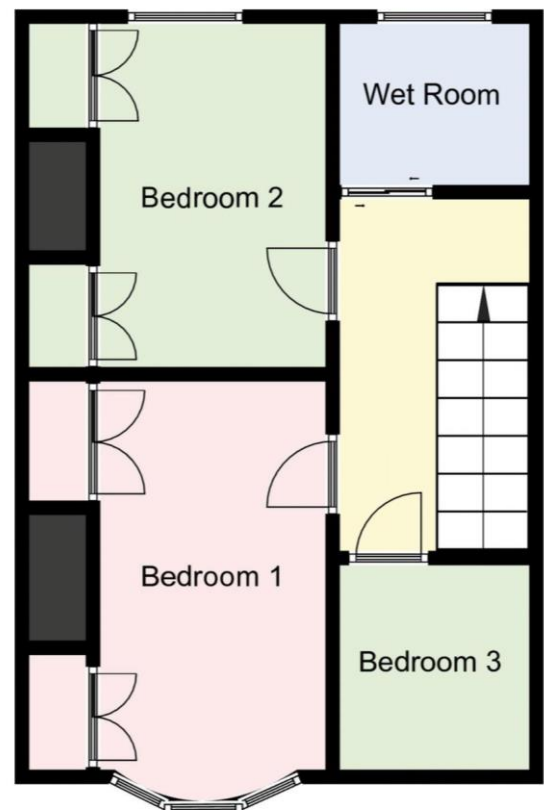
- Three Bedrooms
- Close to Wallisdean School and Fareham Academ
- Lounge/Dining Room
- Kitchen
- Bathroom
- Sun Lounge
- Downstairs Cloakroom
- Wet Room
- Enclosed Rear Garden
- No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference : F2177

Council Tax Band: C

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



First Floor

## The Accommodation Comprises:-

Double glazed front door with matching panels to side into:-

### Entrance Porch:-

5' 5" x 1' 11" (1.65m x 0.58m)

glazed door with matching panels to side into:-

### Entrance Hall:-

12' 8" x 7' (3.86m x 2.13m)

Stairs to first floor, textured ceiling, picture rail, radiator, under stairs storage cupboard housing fuse box and meters, door into:-

### Lounge/Dining Room:-

24' 10" x 12' 1" (7.56m x 3.68m)

Double glazed bay window to front elevation, textured ceiling, picture rail, radiator, fireplace, glazed window to rear elevation, further radiator.



### Kitchen:-

8' 2" x 7' (2.49m x 2.13m)

Coving to textured ceiling, fluorescent strip light, range of base and eye level units with roll-top work surfaces, single bowl stainless steel sink unit, space for electrical appliances, glazed door with matching panel to side into:-



### Sun-Lounge:-

15' 9" x 8' 10" (4.80m x 2.69m)

Double glazed window to rear elevation, double glazed door giving access to the rear garden, fluorescent strip light, space for electrical appliances, door to storage cupboard with cloak hanging space, cloakroom with low-level WC.



### First Floor Landing:-

Coving to textured ceiling, over stairs airing cupboard housing gas central heating boiler.



## Bedroom 1:-

13' 1" x 10' 1" (3.98m x 3.07m) Maximum Measurements

Double glazed bay window to front elevation, built-in wardrobe cupboards, radiator, coving to textured ceiling.



## Wet Room:-

6' 4" x 5' 5" (1.93m x 1.65m)

Obscured double glazed window to rear elevation, tiled, access to loft, pedestal wash hand basin, close-coupled wc, radiator, shower cubicle, rail and curtain, Dimplex wall heater.

## Bedroom 2:-

11' 7" x 10' 0" (3.53m x 3.05m)

Double glazed window to rear elevation, radiator, built-in wardrobe cupboards.



## Bedroom 3:-

6' 11" x 6' 5" (2.11m x 1.95m)

Double glazed window to front elevation, radiator.

## Outside:-

Front garden is laid mainly to shingle for ease of maintenance with shrubs to the borders and low brick-wall, service road to side gives vehicular access to the enclosed rear garden. Gate gives pedestrian access to the rear garden which is laid mainly to lawn for ease of maintenance, patio area with shrubs and bushes to the borders, pathway leads to the rear with garage which is accessed via Westly Grove.



**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