

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Radiator, stairs to first floor.

Cloakroom:-

Close-coupled WC with concealed cistern, wash hand basin inset vanity unit with mixer tap, obscured double glazed window to front elevation, laminate flooring, tiling to half wall.

Lounge/Dining Room:- 26' 3" x 14' 6" (7.99m x 4.42m) Max

Dual aspect with double glazed window to front elevation, double glazed window to rear, two radiators, log burner, deep under stairs storage cupboard, wall-mounted thermostat.

Kitchen:- 10' 4" x 8' 11" (3.15m x 2.72m)

Double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, one and a half bowl single drainer stainless steel sink unit with mixer, tiled surround, integrated double electric oven, gas hob with extractor over, recess for fridge/freezer, recess and plumbing for washing machine, under unit lighting, door to:-

Sun Lounge:- 14' 1" x 7' 7" (4.29m x 2.31m)

Polycarbonate roof, windows and double opening doors to rear garden, radiator.

First Floor Landing:-

Airing cupboard with immersion tank providing hot water.

Bedroom 1:- 12' 5" x 10' 2" (3.78m x 3.10m)

Double glazed window to front elevation, radiator, fitted wardrobe with hanging rail and shelving, also houses Vaillant boiler.

Bedroom 2:- 10' 9" x 10' 1" (3.27m x 3.07m)

Double glazed window to rear elevation, radiator.

Bedroom 3:- 9' 4" x 7' 0" (2.84m x 2.13m)

Double glazed window to rear elevation, radiator.

Family Bathroom:- 6' 11" x 5' 1" (2.11m x 1.55m)

Obscured double glazed window to front elevation, inset spotlighting, refitted with white suite comprising; close-coupled WC with concealed cistern, wash hand basin inset vanity drawer unit, panelled bath with mixer tap, electric shower over, ladder-style radiator, modern tiling to wall.

Outside:-

The rear garden is enclosed by wooden panel fencing, laid to paving and shingle, side pedestrian access, outside light and water tap, garage situated in block. To the front of the property, garden is enclosed with shingled area, some shrubs and flower beds. This property benefits from Solar Panels

Nota Bene:

Council Tax Band: C, Fareham Borough Council.

Tenure: - Freehold

Management/Service Fee: £150 pa

Property Type: - End of Terrace House

Property Construction: - Traditional

Electricity Supply: - Octopus

Gas Supply:- Octopus

Mains Water Supply: - Portsmouth Water

Mains Sewerage: - Southern Water

Mains Heating: - Central Heating

Broadband – Toob. Average available speed for this Postcode of 1130MB: Please check here for potential broadband speeds -

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

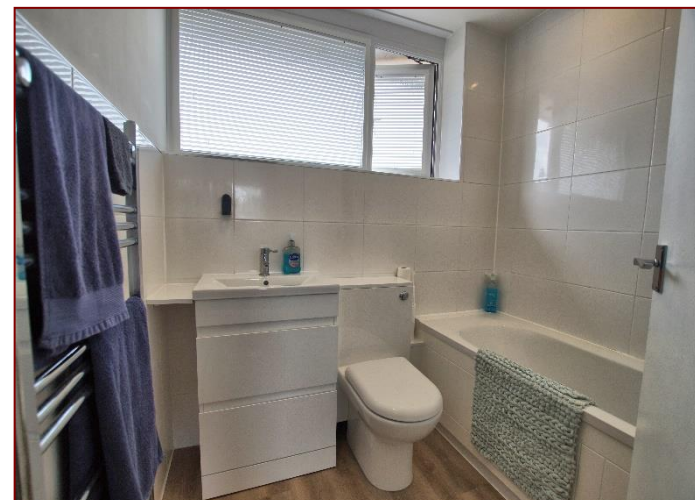
Mobile signal: The current seller informs us that they have mobile signal and are no current black spots.

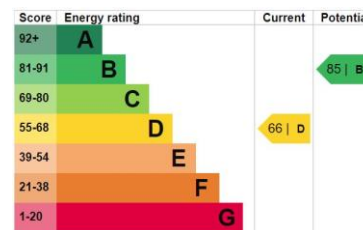
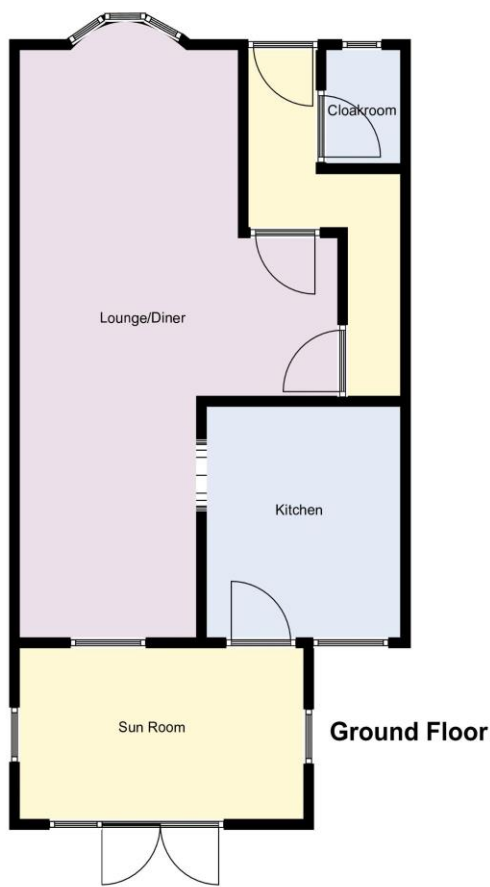
Please check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Garage

Flood Risk: - Please check flood risk data at the Environment Agency website <http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>

Fenwicks Estate Agents has further information as provided by current vendor





Tenure: Freehold
Council Tax Band: D

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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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£320,000

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