

Three bedroom extended family home situated close to local schools and town centre with enclosed rear garden, off road parking with additional parking and garage.

- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen/Breakfast Room
- Family Bathroom
- Gas Central Heating
- Mainly Double Glazed
- Driveway
- Garage
- Enclosed Rear Garden

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Stairs to first floor, radiators, obscured double glazed window to side.

**Dining Room:- 12' 11" x 10' 5" (3.93m x 3.17m)**

Double glazed window to front elevation, double radiator, tiled fireplace, double opening glazed doors to:

**Lounge:- 20' 2" x 15' 2" (6.14m x 4.62m) Maximum Measurements**

Tiled fireplace, radiator, French doors with matching side panels enjoying views and accessing the rear garden.

**Kitchen/Breakfast Room:- 21' 1" x 10' 11" (6.42m x 3.32m)**

Double glazed windows to rear and side, casement door giving access to garden, double radiator, wall mounted Worcester gas central heating boiler, range of base and eye level units with roll top work surfaces and tiled surround, stainless steel sink unit with mixer tap, recess for oven, space for fridge/freezer, recess for washing machine and dryer, larder cupboard, further storage cupboard.

**First Floor Landing:-**

Double glazed window to front elevation, access to loft, smoke detector, airing cupboard with hot water tank.

**Bedroom 1:- 12' 11" x 10' 5" (3.93m x 3.17m)**

Double glazed window to front elevation, radiator, wardrobe cupboard.

**Bedroom 2:- 11' 11" x 9' 11" Plus Recess (3.63m x 3.02m)**

Double glazed window to rear elevation, radiator, wardrobe cupboard.

**Bedroom 3:- 8' 6" x 8' 3" (2.59m x 2.51m) Maximum Measurements**

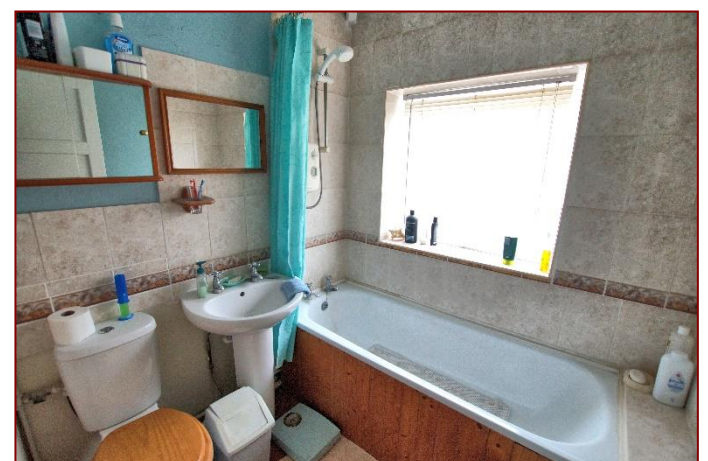
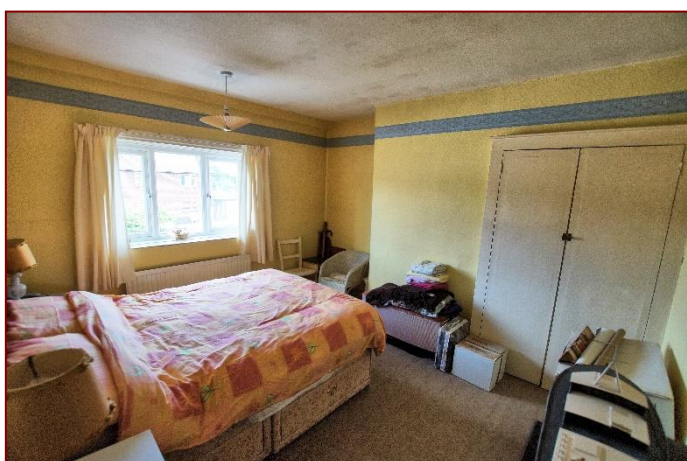
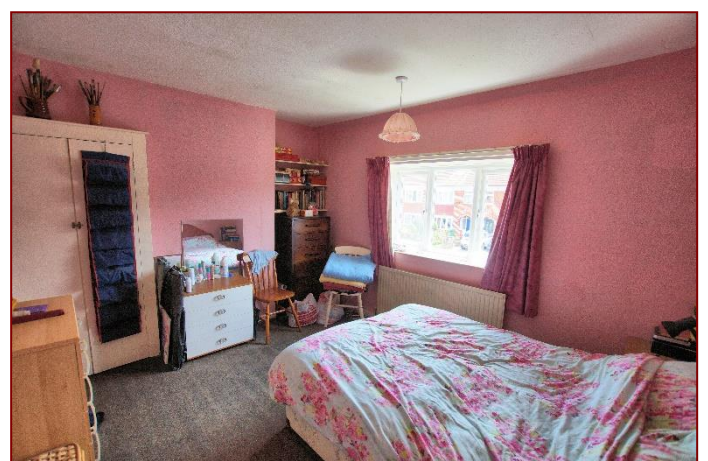
Double glazed window to rear elevation, radiator, wardrobe cupboard.

**Bathroom:- 6' x 5' 10" (1.83m x 1.78m) Maximum Measurements**

Obscured double glazed window to rear, close coupled WC, pedestal wash hand basin, wood panelled bath with shower over, rail and curtain, partly tiled, radiator.

**Outside:-**

Enjoying a corner plot position, long driveway leads to the garage, lawns to the front and side. The rear garden with formal patio, lawns, garden shed, double opening wooden gates gives additional parking space.



**Nota Bene**

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

Tenure: - Freehold

Property Type: - Semi-Detached House

Property Construction: - Traditional

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

Broadband - Broadband connection to the property is unknown.

Average available download speed for this Postcode of

1800Mbps: Please check here for potential broadband speeds -

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

Mobile signal: Unknown. Current black spots - Unknown. Please

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

Parking: Garage and 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 Agent has further information as provided by current vendor



Ground Floor



First Floor

Awaiting EPC

**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.



\*DRAFT DETAILS\*

£350,000  
32 Mill Road, Fareham, PO16 0TT

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT