

NO ONWARD CHAIN. Four bedroom family home with ensuite facility, conservatory, 18 foot garage and superb long rear garden.

The Accommodation Comprises:-

Front door into:

Entrance Vestibule:- 8' 3" x 6' 1" (2.51m x 1.85m)

Coving to textured ceiling, stairs to first floor, radiator, wood floor, double opening glazed doors into:

Lounge:-

Double glazed window to front elevation, coving to textured ceiling, fireplace, radiator, wood floor, under-stairs storage cupboard housing fuse box and meters.

Kitchen/Breakfast Room:- 20' 4" x 8' 1" (6.19m x 2.46m)

Double glazed window to rear elevation, coving to textured ceiling, spot lighting, wood floor, space for table and chairs, radiator, range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit with mixer tap, space and plumbing for dishwasher, space for further electrical appliances, integrated over and hob with extractor hood over, radiator.

Inner Hallway:-

Obscured glazed door giving access to rear garden, radiator, door to:

Cloakroom:-

Obscured double glazed window to rear, radiator, wood floor, close coupled WC, wash hand basin inset vanity, extractor fan.

Utility Room:- 5' 3" x 4' 5" (1.60m x 1.35m)

Space and plumbing for washing machine, extractor fan, wood floor.

Garage:- 18' 2" x 8' 11" (5.53m x 2.72m)

Up and over door, power and light, gas central heating boiler.

Conservatory:- 12' 5" x 7' 5" (3.78m x 2.26m)

Double glazed windows to rear and side elevations, doors giving access to garden, polycarbonate ceiling, radiator.

First Floor Landing:-

Access to loft, smoke detector, radiator.

Bedroom 1:- 13' 7" x 8' 10" (4.14m x 2.69m)

Double glazed window to rear, radiator, coving to textured ceiling, door to:

Ensuite Bathroom:- 8' 9" x 6' 4" (2.66m x 1.93m)

Obscured double glazed window, close coupled WC, wash hand basin, panelled bath with shower over and screen.

Bedroom 2:- 11' 3" x 11' (3.43m x 3.35m)

Double glazed window to rear, radiator, coving to textured ceiling.

Bedroom 3:- 10' 11" x 10' 11" (3.32m x 3.32m)

Double glazed window to front, radiator, coving to textured ceiling.

Bedroom 4:- 9' 2" x 8' 2" (2.79m x 2.49m)

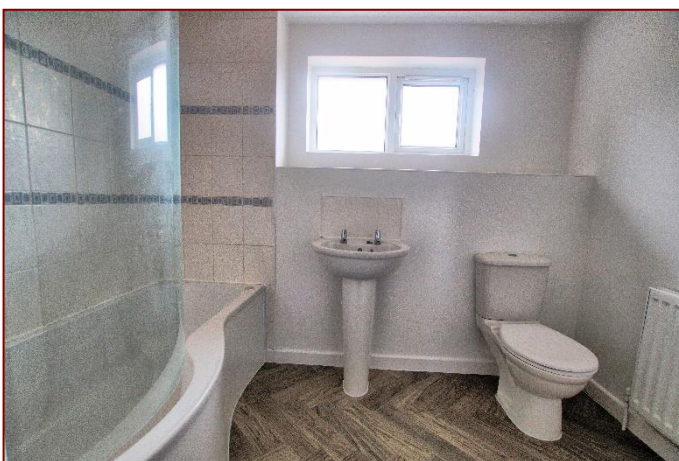
Double glazed window to rear, radiator, coving to textured ceiling.

Bath and Shower Room:- 5' 10" x 7' 9" (1.78m x 2.36m)

Obscured double glazed window to front elevation, bath, shower cubicle, wash hand basin, close coupled WC, radiator, flat ceiling.

Outside:-

Driveway leads to garage with some shrubs and flowers to the borders, wooden gate gives pedestrian access to the side and rear. The rear garden is a considerable length, enclosed by fence panels and laid mainly to lawn with shrubs, flowers and trees. Patio area with further raised patio area.

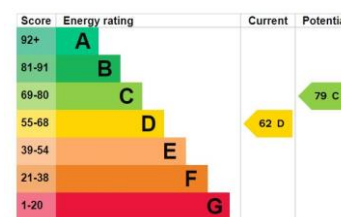


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Council Tax Band: - Fareham Borough Council. Tax Band D
Tenure: - Freehold
Property Type: - Semi-Detached House
Property Construction: - Traditional
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - 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



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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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£475,000

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