

Extended three bedroom detached house with two reception rooms, open plan kitchen/dining room, off road parking and garden.

- Three Bedrooms
- Entrance Porch and Entrance Hall
- Sitting Room
- Kitchen / Diner
- Living Room
- Utility Area
- Cloakroom
- Shower Room
- Driveway
- Enclosed Rear Garden

The Accommodation Comprises:-

Double glazed front door with matching panel to side into:

Entrance Porch:-

Glazed ceiling, glazed door into:

Entrance Hall

Stairs to first floor, radiator, under-stairs recess, cloak hanging space, door to:

Cloakroom:-

Obscured double glazed window to side elevation, close coupled WC, wash hand basin.

Sitting Room:- 14' 2" x 12' 7" (4.31m x 3.83m) Maximum Measurements

Double glazed bay window to front elevation, coving to ceiling, picture rail, radiator, fireplace with electric fire inset.

Kitchen/Dining Room:- 19' 3" x 12' 9" (5.86m x 3.88m) Maximum Measurements

Dining Room: Coving to textured ceiling, fireplace, wood laminate floor, radiator, dado rail. Kitchen: Double glazed window to side elevation, range of base of base and eye level units with work surfaces, single blow stainless steel sink unit with mixer tap, space and plumbing for dishwasher, space for oven with extractor hood over, extractor fan, coving to textured ceiling inset spot lighting.

Utility Area:- 8' 6" x 4' 4" (2.59m x 1.32m)

Obscured double glazed window to side elevation, space for fridge freezer, space for further electrical appliance, space for tumble dryer, shelving, door into:

Living Room:- 17' 5" x 18' (5.30m x 5.48m)

Double glazed windows to side and rear, French doors giving access to garden, Velux windows, wood laminate floor.

First Floor Landing:-

Double glazed window to side elevation, loft access, radiator, over stairs airing cupboard with gas central heating boiler, slatted shelves.

Bedroom 1:- 14' x 12' 7" (4.26m x 3.83m)

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

Bedroom 2:- 12' 9" x 11' 6" (3.88m x 3.50m)

Double glazed window to rear elevation, radiator, coving to textured ceiling, picture rail.

Bedroom 3:- 8' x 7' 3" (2.44m x 2.21m)

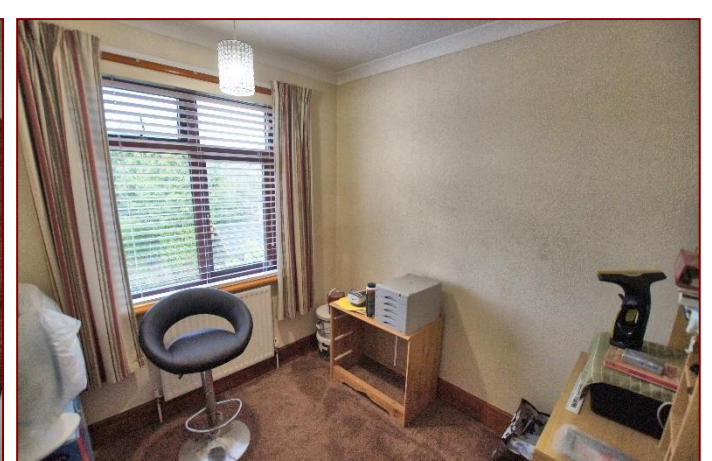
Double glazed window to rear elevation, radiator, coving to ceiling.

Shower Room:- 6' 1" x 6' (1.85m x 1.83m)

Obscured double glazed window to front elevation, coving to textured ceiling, tiled, close coupled WC, wash hand basin, shower cubicle, mirror fronted vanity unit, heated towel rail.

Outside:-

Driveway to the front for parking with wooden gate giving access to the rear garden, front garden laid to lawn with shrubs to the borders, pathway leads to the front door. The rear garden is enclosed by fence panels, laid mainly to patio and lawn with shrubs to the border, raised fishpond, workshop, shed, summerhouse.



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

Tenure: - Freehold

Property Type: - 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: 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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£ 395,000

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Fenwicks

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