

Delightful two bedroom home with loft and situated within easy reach of town centre, Fareham Quay, transport links and well regarded local schools.

The Accommodation Comprises:-

Front door into:

Lounge:- 12' 11" x 11' 2" (3.93m x 3.40m) Maximum Measurements
Double glazed window to front elevation, radiator, wood burning stove inset fireplace.

Kitchen:- 12' 10" x 11' 1" (3.91m x 3.38m)

Double glazed window to rear, range of base and eye level units with work surfaces, tiled surround, single drainer stainless steel sink unit, ceramic hob with stainless steel extractor over, split level oven and grill, recess for washing machine, space for fridge freezer, under-stairs radiator, smoke detector, step to lobby with tiled floor, cupboard for storage and door giving access to garden.

Bathroom:- 5' 7" x 5' 11" (1.70m x 1.80m)

Obscured double glazed window, close coupled WC, panelled bath with central mixer tap and hand shower attachment, shower screen, wash hand basin with mixer tap, inset vanity unit, wall mounted mirror, complimentary floor tiling, partly tiled with long-line chrome towel rail, wall mounted extractor.

Bedroom 1:- 11' 4" to wardrobes x 11' (3.45m x 3.35m)

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

Bedroom 2:- 11' 1" x 8' 8" (3.38m x 2.64m)

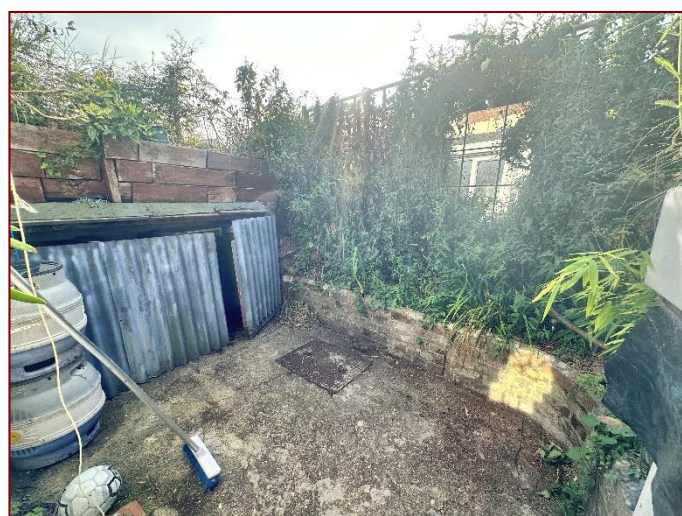
Double glazed window to rear, radiator, wardrobe units, door and stairs to:

Loft Room:- 14' x 11' 3" (4.26m x 3.43m) Maximum Measurements

Double glazed window to rear, sloping ceilings, two double radiators.

Outside:-

Enclosed rear garden with some shrubs to the borders, patio area.



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

Tenure: - Freehold

Property Type: - Terraced 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 Toob. Average available download speed for this Postcode of 900Mbps: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

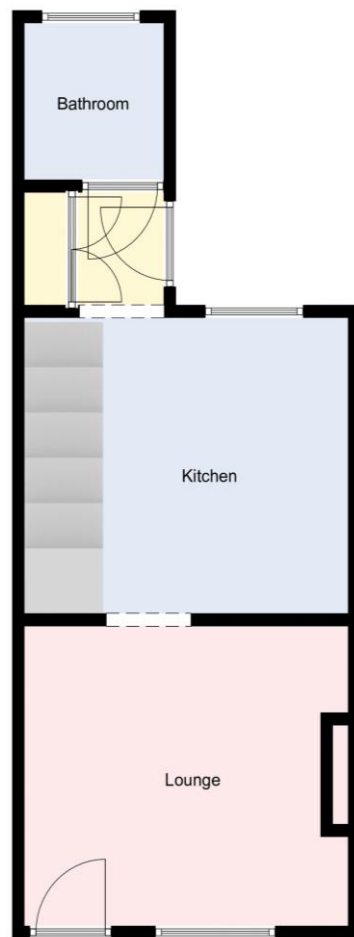
Mobile signal: Unknown. Current black spots - Unknown. Please check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Street Parking, Not allocated.

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

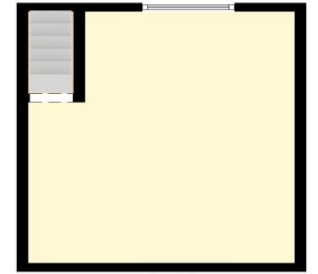
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Loft

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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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£250,000

109 Gosport Road, Fareham, PO16 0PZ

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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