

NO ONWARD CHAIN. Situated just to the west of Fareham, this well presented three bedroom semi detached family home built by Bloor Homes approximately 6 years ago has an ensuite shower room, modern fitted kitchen, driveway and garage.

The Accommodation Comprises:-

Front door with obscured double glazed panel inset into:

Entrance Hall:-

Stairs to first floor, radiator, door into:

Lounge:- 14' 4" x 12' (4.37m x 3.65m)

Double glazed window to front elevation, flat ceiling, radiator, door to under-stairs storage cupboard.

Kitchen/Breakfast Room:- 12' 2" x 12' (3.71m x 3.65m)

Range of base and eye level units with work surfaces, one and a half bowl sink unit, integrated appliances, radiator, French doors with double glazed panels to side enjoying views and accessing the rear garden.

Utility Area:- 6' 6" x 3' 3" (1.98m x 0.99m)

Space and plumbing for washing machine, base and eye-level units with work surface, wall mounted gas central heating boiler, door to:

Cloakroom:-

Radiator, close coupled W.C, wash hand basin.

First Floor Landing:-

Flat ceiling, access to loft, smoke detector.

Bedroom 1:- 9' 8" x 9' 2" (2.94m x 2.79m)

Double glazed window to front elevation, flat ceiling, built in wardrobe unit, radiator, door to:

Ensuite Shower Room:- 8' 5" x 3' 11" (2.56m x 1.19m)

Double glazed window to rear elevation, shower cubicle, wash hand basin, close coupled WC.

Bedroom 2:- 11' 11" x 8' 11" (3.63m x 2.72m)

Double glazed window to front elevation, flat ceiling, radiator.

Bedroom 3:- 11' 10" x 6' 6" (3.60m x 1.98m)

Double glazed window to front elevation, flat ceiling, radiator, door to over-stairs storage cupboard with slatted shelves.

Bathroom:- 7' 7" x 5' 6" (2.31m x 1.68m)

Obscured double glazed window to side elevation, flat ceiling, white suite comprising close coupled W.C., pedestal wash hand basin, panelled bath with shower attachment, shower rail and curtain, heated towel rail, shaver sockets, extractor fan.

Outside:-

Driveway leads to garage, courtesy door leads to enclosed rear garden laid mainly to lawn and bordered by fence panels.

Nota Bene

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

Tenure: - Freehold

Property Type: - Semi-Detached House

Maintenance Charge: - £240 pa

Property Construction: - Traditional

Electricity Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

Broadband - BT. Average available download speed for this Postcode

of 24MPS: Potential broadband speeds - 145 MPS

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

Mobile signal: Available - check here for all networks -

<https://checker.ofcom.org.uk/>

Parking: Driveway and Garage

Flood Risk: - Check at the Environment Agency's website

(<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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£356,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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