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

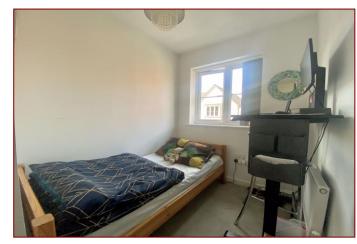
Council Tax Band: - Fareham Borough Council. Tax Band C Tenure: - Freehold Property Type: - Semi-Detached House Maintenance Charge: - £240 pa Property Construction: - Traditional Electricity Supply: - Mains, Water Supply: - Mains Sewerage: - Mains Heating: - Gas Central Heating Broadband - BT. Average 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.environmentagency.gov.uk/homeandleisure/floods/31656.aspx)?















Fenwicks Estate Agents has further information as provided by current vendor







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DRAFT DETAILS

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Fenwicks

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