

Situated just to the west of Fareham this is an extended four bedroom semi detached family home with delightful, spacious living accommodation, driveway for parking numerous vehicles and garden enjoying a southerly aspect.

The Accommodation Comprises:-

Front door with obscured double glazed panel inset with matching panels to side into:

Entrance Porch:-

Door into:

Lounge/Dining Room:- 23' 11" x 11' 6" (7.28m x 3.50m)

Double glazed window to front elevation, long-line radiator, further radiator in dining area.

Family Room Area:- 16' 7" x 10' 10" (5.05m x 3.30m)

Flat and part sloping ceiling inset spot lighting, double radiator, double glazed windows to rear and side elevations, double glazed French doors giving access to rear garden, long line radiator.

Inner Hallway:-

Stairs to first floor, flat ceiling, glazed door into:

Kitchen:- 13' 9" x 7' 5" (4.19m x 2.26m)

Range of base and eye level units with roll top work surfaces. one and a half bowl stainless steel sink unit with mixer tap, double glazed window to front elevation, long line radiator, integrated dishwasher. hob with extractor hood over, double oven and grill, fridge freezer.

Utility Room:- 7' 2" x 6' 5" (2.18m x 1.95m)

Cloak hanging space, flat ceiling, extractor fan, roll top work surface, space and plumbing for washing machine, space for further electrical appliances.

First Floor Landing:-

Access to loft, airing cupboard with slatted shelves and gas central heating boiler.

Bedroom 1:- 11' 8" x 8' 8" (3.55m x 2.64m)

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

Bedroom 2:- 11' 11" x 7' 6" (3.63m x 2.28m)

Double glazed window to rear elevation, flat ceiling inset spot lighting, radiator, over-stairs storage cupboard.

Bedroom 3:- 8' 8" x 8' 2" (2.64m x 2.49m)

Double glazed window to rear elevation, flat ceiling, radiator, door to over stairs storage cupboard.

Bedroom 4:- 8' 9" x 7' 5" (2.66m x 2.26m)

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

Bathroom:- 6' 3" x 5' 6" (1.90m x 1.68m)

Obscured double glazed window to side elevation, flat ceiling, close coupled WC with concealed system, wash hand basin inset vanity unit. panelled bath with shower attachment over, shower screen. tiled, heated towel rail, wall mounted vanity unit.

Outside:-

Block paved driveway with parking for numerous vehicles leading to storage room with up and over door, power and light connected (previously garage), pedestrian access can be gained via the side of the property to the rear garden. The rear garden is laid mainly to lawn for ease of maintenance with patio area for socialising and entertaining purposes. Bordered by fence panels and brick wall, pathway leads to further patio area, outside water tap, outside light.

Nota Bene:-

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

Tenure: - Freehold

Property Type: - Semi Detached House

Property Construction: - Traditional - Brick

Electricity Supply: - Mains, Octopus

Gas Supply: - Mains, Octopus

Water Supply: - Mains, Portsmouth Water

Sewerage: - Mains, Southern Water

Heating: - Gas Central Heating

Parking: Driveway

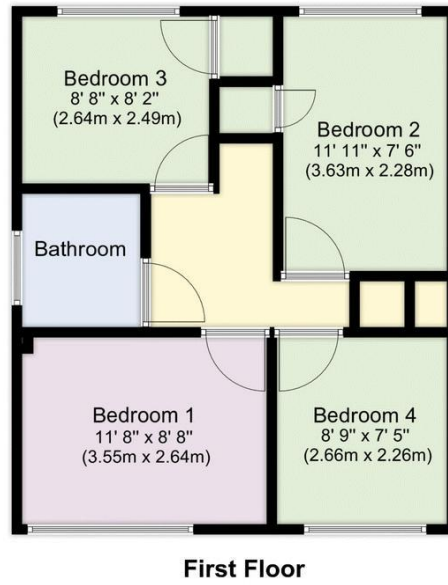
Broadband - Average available download speed for this Postcode of 24MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks has further details on request.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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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£420,000

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