

Situated in the sought after village of Funtley, just north of Fareham, this is a beautifully presented and spacious four bedroom family house which has undergone recent refurbishment with refitted kitchen/dining room, refitted ensuite facility, refitted bathroom, driveway and garage.

The Accommodation Comprises:-

Front door with obscure double glazed panel inset into:

Entrance Hall:-

Stairs to first floor, under stairs cupboard, radiator, smoke detector.

Cloakroom:-

Obscured leaded-light double glazed window, close-coupled WC, pedestal wash hand basin, tiled, chrome towel-rail.

Lounge:- 15' 8" x 11' 7" (4.77m x 3.53m)

Leaded light double glazed window to front elevation, radiators, fireplace, flat ceiling.

Kitchen/Dining Room:- 18' 10" x 10' 4" (5.74m x 3.15m)

Double glazed window to rear elevation, double glazed French doors giving access to garden, flat ceiling inset spotlighting, range of base and eye level units with work surfaces, single bowl sink unit with mixer tap, dishwasher, double oven and grill, fridge freezer, hob with extractor hood over, breakfast bar, space and plumbing for washing machine and tumble dryer, radiator, space for table and chairs.

First Floor Landing:-

Smoke detector, airing cupboard with wall mounted gas central heating boiler, shelves and cloak hanging space, stairs lead to the second floor.

Bedroom 1:- 13' 9" x 10' 9" (4.19m x 3.27m)

Double glazed window to front elevation, flat ceiling, radiator, double opening doors to wardrobe cupboard with hanging rail and shelves.

En-Suite Shower Room:- 7' 6" x 5' 7" (2.28m x 1.70m)

Obscured double glazed window to front elevation, flat ceiling inset spotlighting, chrome heated towel rail, close coupled WC with concealed cistern, wash hand basin inset vanity unit, mirror fronted vanity unit, shower cubicle with two shower heads, extractor fan.

Bedroom 2:- 11' 8" x 10' 5" (3.55m x 3.17m)

Double glazed window to rear elevation, flat ceiling, radiator, door to storage cupboard with hanging rail.

Bathroom:- 6' 8" x 5' 9" (2.03m x 1.75m)

Obscured double glazed window to rear elevation, flat ceiling inset spotlighting, closed coupled WC, wash hand basin inset vanity unit, chrome heated towel rail, panelled bath with shower attachment over, shower screen, flat ceiling inset spot lighting, wall mounted mirror fronted vanity unit.

Second Floor:-

Study Area:-

Velux window to front elevation, eaves storage, smoke detector.

Bedroom 3:- 17' 11" x 8' (5.46m x 2.44m)

Dual aspect with double glazed window to rear elevation, Velux window to front elevation, radiator.

Bedroom 4:- 10' 4" x 8' 2" (3.15m x 2.49m)

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

Outside:-

Lawns to the front, driveway leads to the garage with up and over roller door, wooden gate gives pedestrian access to the rear enclosed garden, laid primarily to lawn with patio area and composite decking to the rear.

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Council Tax Band - Fareham Borough Council. Tax Band D

Tenure: - Freehold

Property Type: - Semi-Detached House

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains. External water meter

Sewerage: - Mains

Heating: - Gas Central Heating

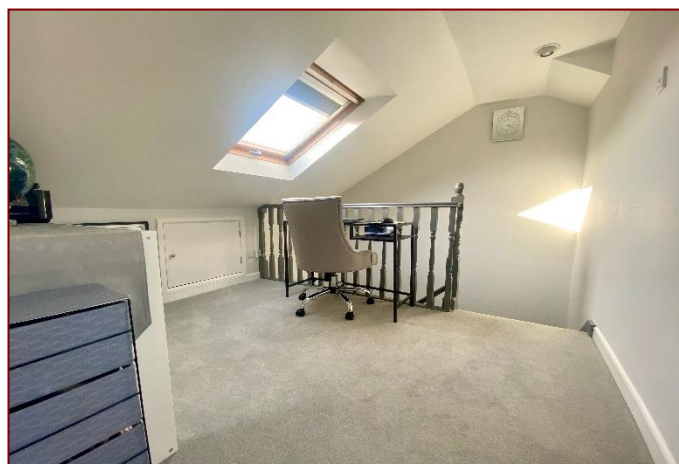
Parking: Driveway and Garage

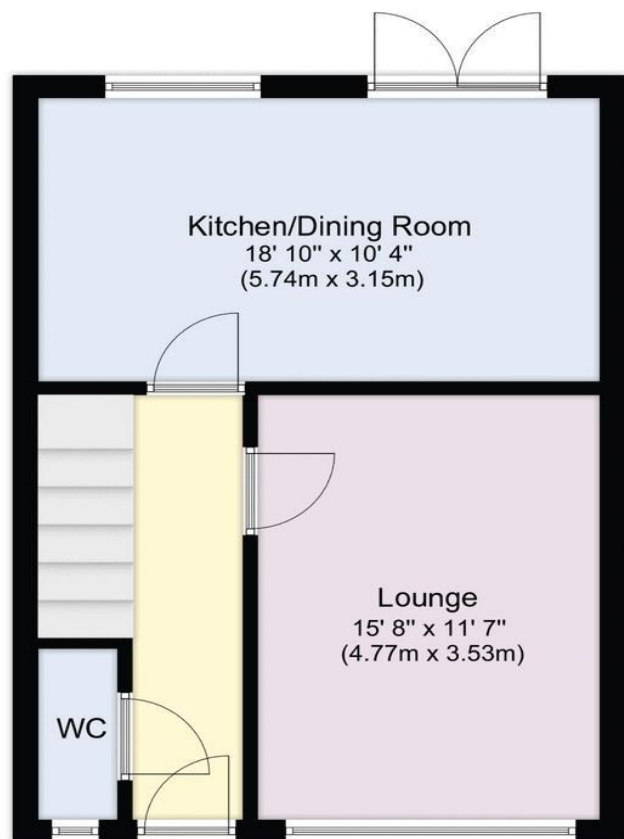
Broadband - Average available download speed for this Postcode of 1800MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

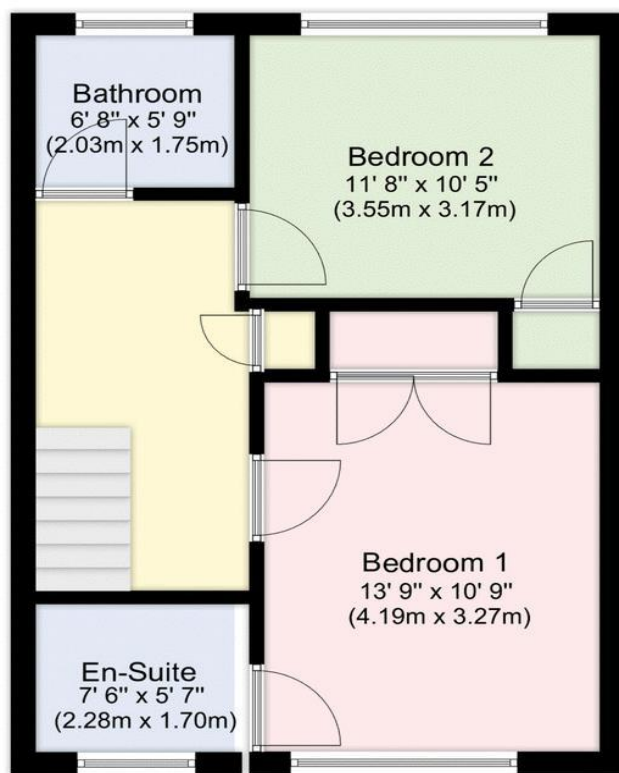
Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks has further details on request.





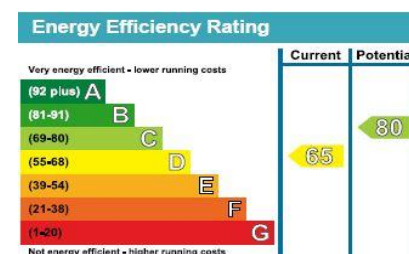
Ground Floor



First Floor



Second Floor



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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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£450,000

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DRAFT DETAILS

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