

Situated to the south of Fareham on this modern development, this charming three bedroom semi detached house with ensuite shower room, conservatory, garage and driveway also benefits from a refitted kitchen and delightful enclosed rear garden.

The Accommodation Comprises:-

Front door with obscured glazed panels inset into:

Entrance Hall:-

Coving to textured ceiling, radiator, stairs to first floor.

Cloakroom:-

Obscured double glazed window to front elevation, textured ceiling, radiator, close coupled WC, wash hand basin.

Lounge:- 15' 5" x 11' 7" (4.70m x 3.53m) Maximum Measurements

Double glazed window to front elevation, radiator, fireplace, door to under stairs storage cupboard with shelving and light.

Dining Room:- 10' x 7' 2" (3.05m x 2.18m)

Coving to textured ceiling, radiator, double glazed sliding patio doors giving access to:

Conservatory:- 8' 4" x 6' 11" (2.54m x 2.11m)

Double glazed windows to rear and side elevations, polycarbonate ceiling, casement door giving access to rear garden.

Kitchen:- 9' 11" x 7' 4" (3.02m x 2.23m)

Double glazed window to rear elevation, double glazed casement door, textured ceiling, radiator, range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit, integrated oven, hob with extractor hood over, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler.

First Floor Landing:-

Access to loft, textured ceiling.

Bedroom 1:- 13' 8" x 8' (4.16m x 2.44m) Maximum Measurements

Double glazed window to front elevation, radiator, textured ceiling, door to storage cupboard with hanging rail and shelf, door to:

Ensuite Shower Room:- 5' 4" x 4' 8" (1.62m x 1.42m)

WC, wash hand basin, shower cubicle, radiator, tiled, extractor fan.

Bedroom 2:- 9' 7" x 8' 2" (2.92m x 2.49m)

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

Bedroom 3:- 10' 11" x 6' 7" (3.32m x 2.01m) Maximum Measurements

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

Bathroom:- 6' 5" x 6' 3" (1.95m x 1.90m)

Obscured double glazed window to rear elevation, textured ceiling, close coupled WC, pedestal wash hand basin, panelled bath with shower over, shower screen, chrome heated towel rail.

Outside:-

Driveway to the front leads to garage (16'3 x 7'10) with up and over door, glazed courtesy door to side, power and light connected. Enclosed rear garden laid mainly to lawn and bordered by fence panels with patio area, outside power and 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

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 -

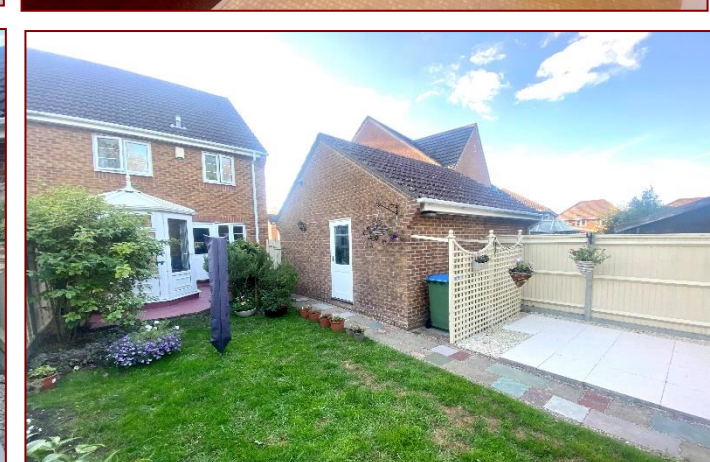
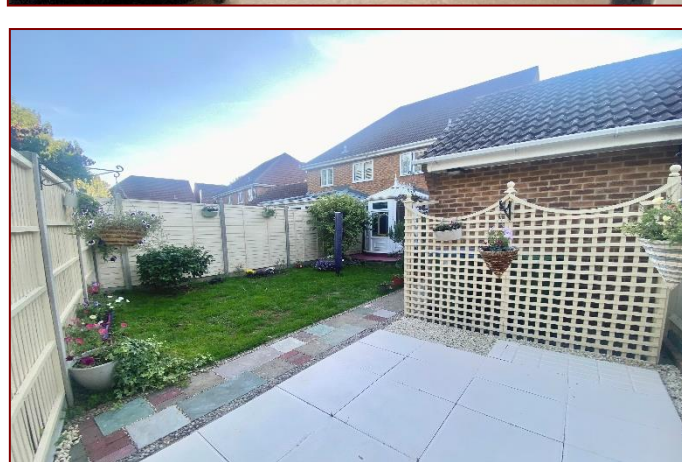
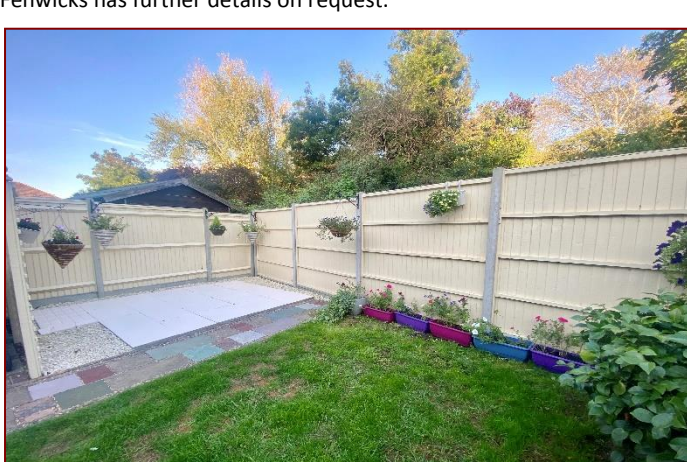
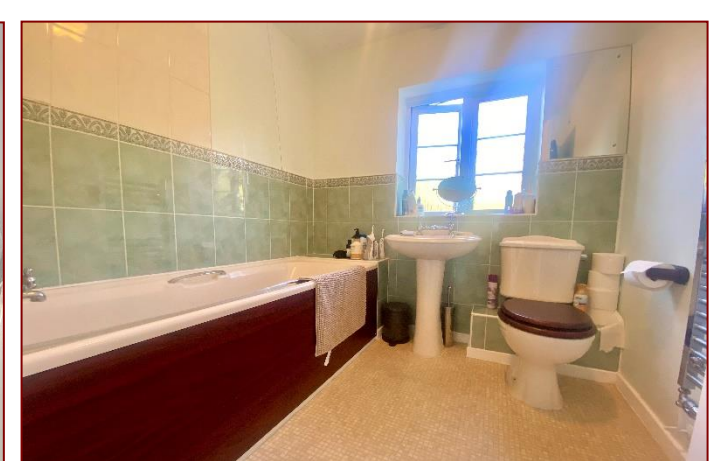
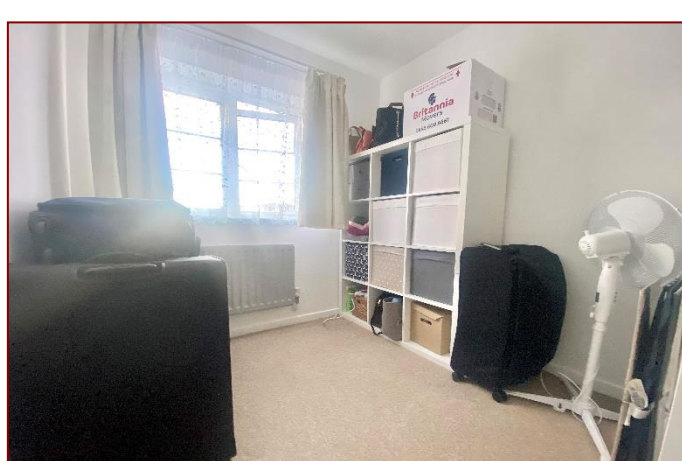
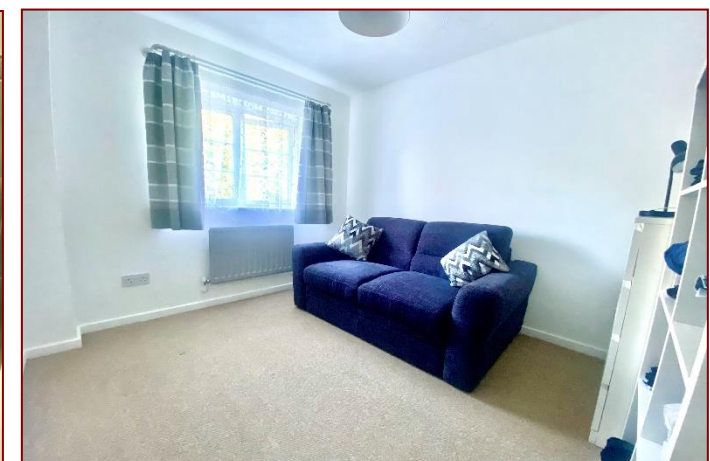
<https://www.openreach.com/fibre-broadband>

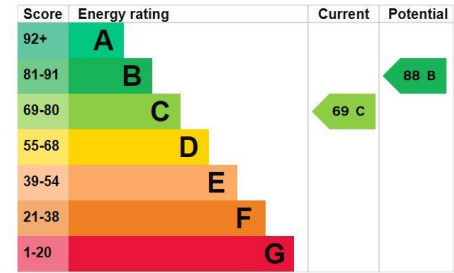
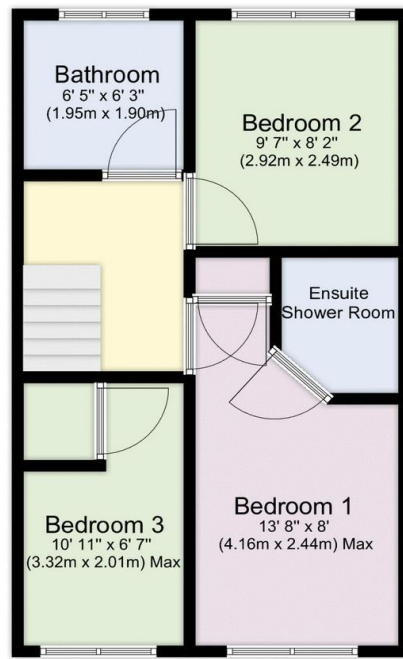
Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks -

<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.





Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£340,000

55 Watersmeet, Fareham, PO16 0TG

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk