

**NO ONWARD CHAIN. Four bedroom extended end of terrace family home in need of some modernisation with downstairs shower room in addition to the family bathroom, enclosed rear garden and garage.**

**The Accommodation Comprises:-**

Front door with obscured glazed panels inset into:

**Entrance Hall:-**

Stairs to first floor, radiator, textured ceiling, smoke detector, door to storage cupboard with hanging rail and shelf, glazed door into:

**Lounge:- 15' 3" x 13' 2" (4.64m x 4.01m)**

Double glazed window to front elevation, radiator, fireplace, glazed door into:

**Kitchen/Dining Room:- 16' 6" x 10' 4" (5.03m x 3.15m)**

Textured ceiling, obscured glazed window to side elevation, radiator, tiled floor, range of base and eye level units with roll top work surfaces, one and a half bowl sink unit with mixer tap, space and plumbing for electrical appliances, oven and grill, hob, extractor, door to under-stairs storage cupboard, double glazed window to rear elevation, double glazed door giving access to rear garden.

**Inner Hallway:-**

Textured ceiling, window to side elevation, tiled floor, door to:

**Bedroom 4:- 9' 3" x 8' 2" (2.82m x 2.49m)**

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

**Shower Room:- 5' 1" x 4' 1" (1.55m x 1.24m)**

Obscured glazed window to side elevation, textured ceiling, shower cubicle, close coupled WC, wash hand basin, tiled.

**First Floor Landing:-**

Access to loft, textured ceiling, storage cupboard with shelving.

**Bedroom 1:- 14' 1" x 9' 5" (4.29m x 2.87m)**

Double glazed window to front elevation, radiator, textured ceiling, built-in bedroom furniture.

**Bedroom 2:- 11' 2" x 9' 5" (3.40m x 2.87m) Maximum Measurements**

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

**Bedroom 3:- 10' 2" x 6' 9" (3.10m x 2.06m)**

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

**Bathroom:- 6' 9" x 5' 5" (2.06m x 1.65m)**

Obscured glazed window to rear elevation, textured ceiling inset spot lighting, white suite comprising close coupled WC with concealed cistern, wash hand basin, inset vanity unit, bath, textured ceiling inset spot lighting, chrome heated towel rail.

**Outside:-**

Rear garden is enclosed by fence panels with patio area, brick wall to rear, garage with up and over door.

**Nota Bene**

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

Tenure: - Freehold

Property Type: - End of Terrace House

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains.

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: 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>)?

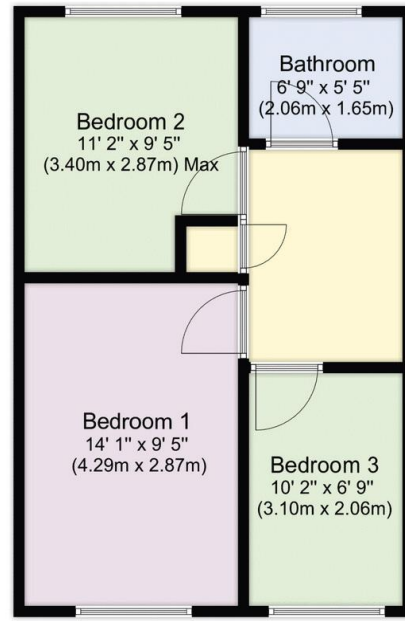
Fenwicks has further details on request.







Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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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**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£310,000

22 Pennine Walk, Fareham, PO14 1QQ

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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