

Situated to the north of Fareham and perfectly positioned near local schools, this home offers a blend of comfort and convenience. With ample parking, this home has a beautifully maintained garden, two separate shower rooms, utility room and sun lounge.

- Four Bedrooms with plenty of room for family and guests.
- Spacious Lounge/Dining Room
- A bright and airy sun lounge to enjoy all year round.
- Modern Fitted Kitchen
- Separate Utility Room with additional space for laundry and storage
- Two separate shower rooms for added convenience
- Gas Central Heating and Double Glazing
- Driveway for parking multiple vehicles
- Enclosed Rear Garden perfect for outdoor activities and relaxation
- Situated in a quiet and safe cul-de-sac and close to reputable local schools, making it ideal for families



The Accommodation Comprises:-

Double glazed casement door with matching panels to side into:

Entrance Porch:-

Flat ceiling, cloak hanging space, obscured glazed door into:

Entrance Hall:-

Stairs to first floor.

Lounge:- 13' 8" x 12' 11" (4.16m x 3.93m)

Double glazed window to front elevation, coving to flat ceiling, fireplace, radiator, door to under stairs storage cupboard.

Dining Area:- 7' 9" x 7' 1" (2.36m x 2.16m)

Window to rear elevation, glazed door giving access to sun lounge.



Sun Lounge:- 12' 6" x 7' 9" (3.81m x 2.36m)

Double glazed window to rear elevation, double glazed casement door giving access to garden, polycarbonate ceiling, laminate floor, door to:

Shower Room:-

Close coupled WC, wash hand basin inset vanity unit, shower cubicle, polycarbonate ceiling, extractor fan.

Kitchen:- 7' 11" x 7' 10" (2.41m x 2.39m)

Double glazed window to rear elevation, flat ceiling in-set spot lighting, range of base and eye level units with work surfaces, sink unit with mixer tap, integrated oven, grill, hob with extractor hood over, space and plumbing for dishwasher.



Utility Room:- 7' 10" x 7' 4" (2.39m x 2.23m)

Double glazed window and double glazed casement door giving access to rear garden, range of base and eye level units with work surfaces, space and plumbing for washing machine and tumble dryer, space for fridge freezer, flat ceiling inset spot lighting.

Bedroom 4:- 12' 3" x 7' 4" (3.73m x 2.23m)

Radiator, built-in wardrobe units with sliding door, skylight windows.



First Floor Landing:-

Double glazed window to side elevation, access to loft, textured ceiling inset spot lighting.

Bedroom 1:- 13' 3" x 9' 1" (4.04m x 2.77m) Maximum Measurements

Double glazed window to front elevation, flat ceiling, laminate floor, radiator, door to airing cupboard with gas central heating boiler.

Bedroom 2:- 9' x 8' 5" (2.74m x 2.56m)

Double glazed window to rear elevation, textured ceiling inset spot lighting, radiator.



Bedroom 3:- 8' 6" x 6' 11" (2.59m x 2.11m)

Double glazed window to front elevation, textured ceiling inset spot lighting, radiator, over-stairs storage cupboard with shelves.

Shower Room:- 6' 11" x 5' 5" (2.11m x 1.65m)

Obscured double glazed window to rear elevation, flat ceiling inset spot lighting, shower cubicle, close coupled WC, wash hand basin inset vanity unit, chrome heated towel rail, tiled floor, partly tiled.

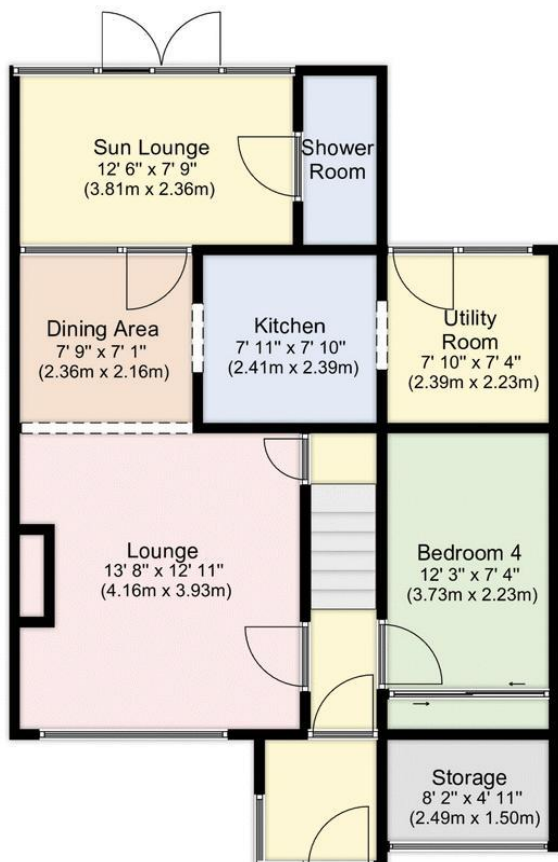


Outside:-

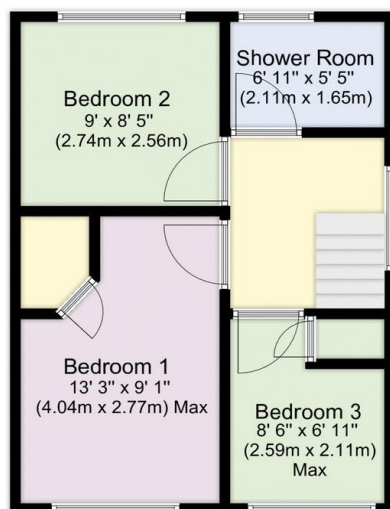
The front driveway for parking leads to a storage unit (8'2 x 4'11) with up and over door. The rear garden is enclosed by fence panels and laid to lawn for ease of maintenance with patio area for socializing and entertaining purposes, outside light, water tap, outside power, wooden decking to the rear, garden shed.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



First Floor

Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band C
 Tenure: - Freehold
 Property Type: - Semi Detached House
 Electricity Supply: - Mains,
 Gas Supply: - Mains,
 Water Supply: - Mains, Portsmouth Water
 Sewerage: - Mains, Southern Water
 Heating: - Gas Central Heating
 Broadband - Broadband connection to the property is unknown. Average available download speed for this Postcode of 1800Mbps: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
 Mobile signal: Unknown. Current black spots - Unknown. Please check here for all networks - <https://checker.ofcom.org.uk/>
 Parking: Garage
 Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agent has further information as provided by current vendor

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.

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£360,000

32 Park Farm Avenue, Fareham, PO15 6LQ

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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