

Extended Three Double Bedroom Semi Detached Family Home with parking for numerous vehicles, good sized enclosed rear garden and situated close to Harrison Primary School/town centre/train station.

The Accommodation Comprises:-

Double glazed casement door with matching double glazed panels to side into:

Entrance Porch:-

Door into:

Entrance Hall:-

Stairs to first floor, under-stairs storage cupboard utilised as a larder/pantry. Further under-stairs storage cupboard. Door into:

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

Double glazed bay window to front elevation, radiator with laminated floor, picture rail, fireplace.

Lounge:- 13' x 11' 2" (3.96m x 3.40m)

Picture rail, fireplace, radiator, serving hatch from kitchen.

Conservatory:- 13' 8" x 10' 3" (4.16m x 3.12m) Maximum Measurements

Double glazed windows to rear elevation, double glazed French doors giving access to garden, radiator, blinds to ceiling, wall lights, folding door into:

Cloakroom:-

Close coupled WC, wash hand basin, wall lights.

Kitchen:- 16' 8" x 7' 10" (5.08m x 2.39m)

Double glazed window to side elevation, flat ceiling, range of base and eye level units with roll top work surfaces, single bowl sink unit with mixer tap, double oven and grill, hob with extractor hood over, space for fridge freezer, space for further electrical appliances, built-in dresser storage unit.

First Floor Landing:-

Access to loft, picture rail, obscured double glazed window to side elevation, airing cupboard with gas central heating boiler and slatted shelves.

Bedroom 1:- 13' 8" x 10' 9" (4.16m x 3.27m) Maximum Measurements

Double glazed bay window to front elevation, radiator, textured ceiling, sliding doors to wardrobe cupboard with shelves, double hanging rail and dressing table, further storage unit.

Bedroom 2:- 13' x 10' 11" (3.96m x 3.32m)

Double glazed window to rear elevation, radiator, picture rail.

Bedroom 3:- 13' 8" x 8' (4.16m x 2.44m)

Double glazed window to rear elevation, radiator, picture rail, cupboard.

Bathroom:- 8' 7" x 5' 10" (2.61m x 1.78m)

Obscured double glazed window to front elevation, flat ceiling, tiled, chrome heated towel rail, pedestal wash hand basin, panelled bath, close coupled WC, shaver socket, bath with shower over, shower screen, extractor fan.

Outside:-

Driveway to the front for parking, wrought iron gates give access to additional parking to the side leading to garage (18'2 x 9'3) with utility room (9'2 x 5'10) to the rear with double glazed window, work surface, space and plumbing for washing machine, tumble dryer and further electrical appliance. Rear garden is laid mainly to lawn with patio area, bordered by fence panels, further garden area bordered by picket fence and housing garden room (10'10 x 6'10) with power, light and WiFi connected.

Nota Bene

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

Tenure: - Freehold

Property Type: - Semi-Detached House

Property Construction: - Traditional

Electricity Supply: - Mains, Scottish Power

Gas Supply: - Mains, Scottish Power

Water Supply: - Mains, Portsmouth Water

Sewerage: - Mains, Southern Water

Heating: - Central Heating

Broadband - Broadband connected to the property and the seller informs us that this is supplied by Virgin. Average available download speed for this Postcode of 76MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

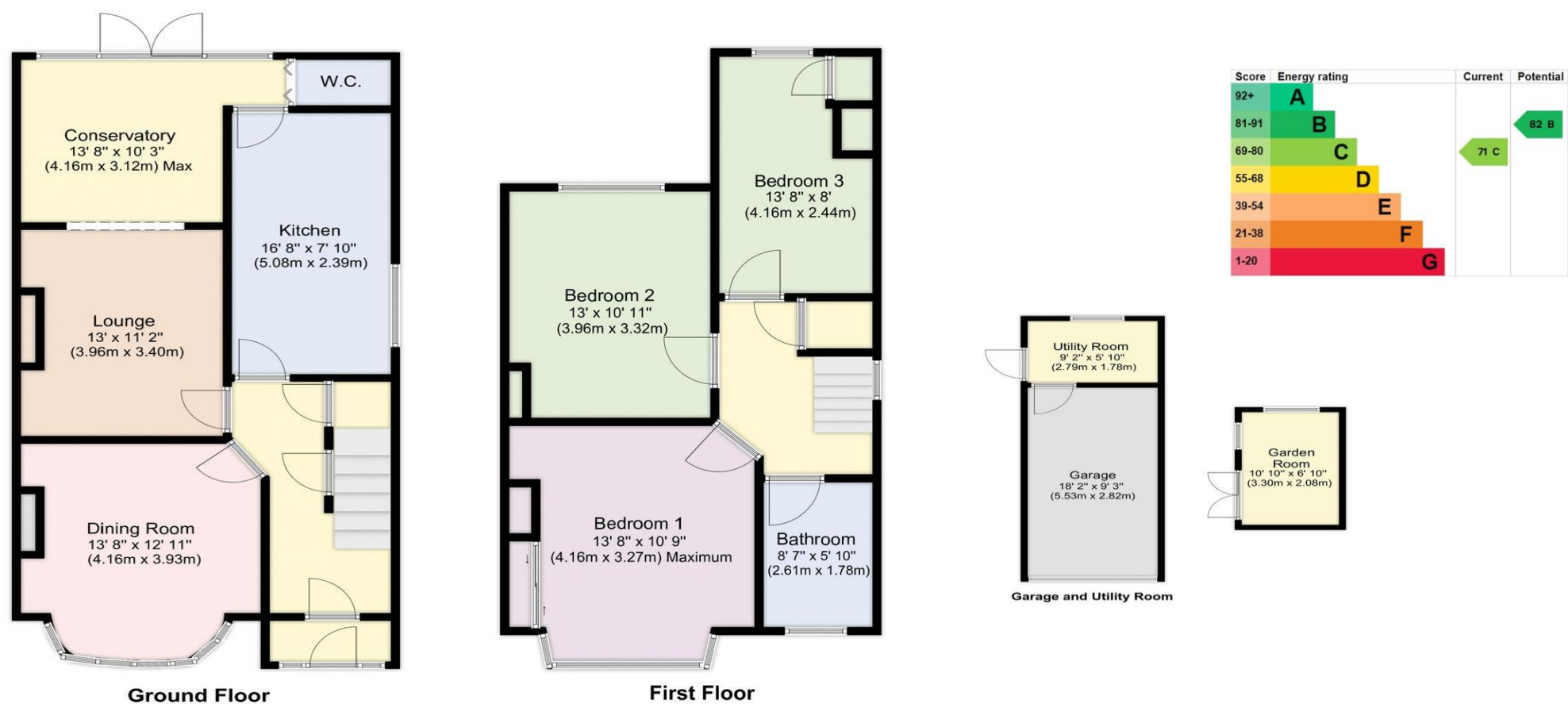
Mobile signal: . Please check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Driveway and 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 Agents has further information as provided by current vendor





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DRAFT DETAILS

£425,000
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