

Spacious two bedroom first floor maisonette with allocated parking and own private garden and situated in a quiet cul-d-sac location in north Fareham.

- Two Bedroom First Floor Maisonette
- Lounge
- Separate Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Own private garden
- Allocated Parking

The Accommodation Comprises:-
Front door into entrance hall with stairs to first floor landing.

First Floor Landing:-
Radiator, double glazed window to side elevation, access to loft.

Lounge:- 17' x 10' 10" (5.18m x 3.30m)
Double glazed window to front elevation, radiators, textured ceiling.

Kitchen:- 10' 10" x 9' (3.30m x 2.74m) **Maximum Measurements**
Double glazed window to rear elevation, textured ceiling, radiator, fluorescent strip light, base units with roll top work surfaces, single bowl stainless steel sink unit, space and plumbing for washing machine, space for oven, space for fridge freezer.

Bedroom 1:- 11' 6" x 9' 4" (3.50m x 2.84m)
Double glazed window to rear elevation, coving to textured ceiling, radiator, recess for wardrobe space, storage cupboard with shelves and cloak hanging space.

Bedroom 2:- 12' 9" x 6' 4" (3.88m x 1.93m) **Maximum Measurements**
Double glazed window to front elevation, radiator.

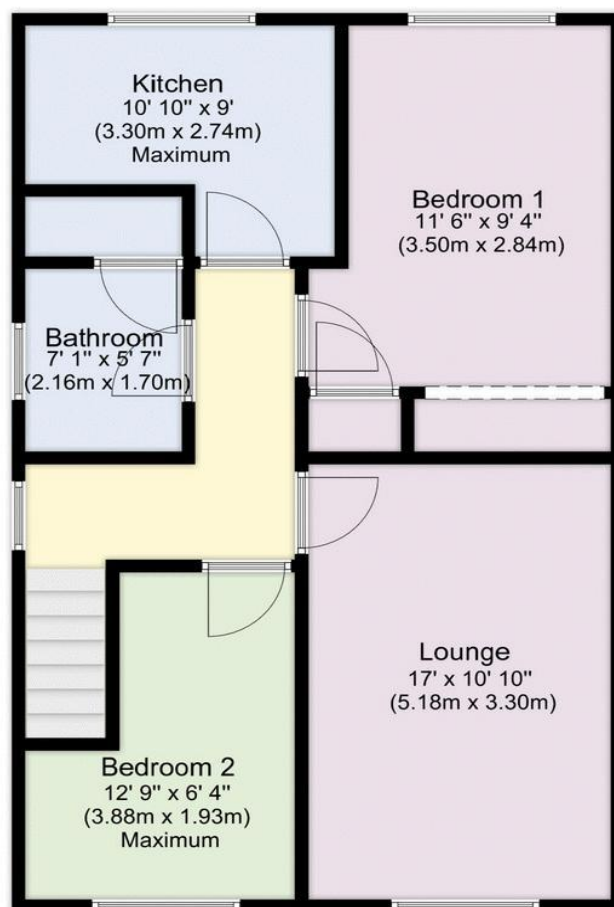
Bathroom:- 7' 1" x 5' 7" (2.16m x 1.70m)
Obscured double glazed window to side elevation, coving to textured ceiling, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower over, radiator, door to airing cupboard with gas central heating boiler.

Outside:-
Private garden accessed via pathway to the side. Allocated parking.

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Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Leasehold:
Lease 958 years remaining. Service Charge: Nil
Ground Rent: Nil
Property Type: - First Floor Maisonette
Property Construction: - Traditional
Electricity Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
Broadband - Currently supplied. Average available download speed for this Postcode of 1600MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Allocated Parking
Flood Risk: - Check 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





Awaiting EPC

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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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£170,000

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