

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>

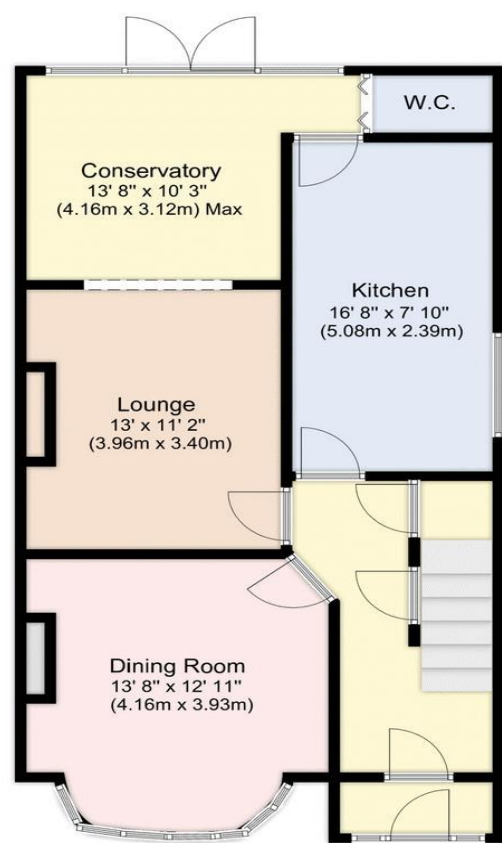
Mobile signal: . Please check here for all networks - <https://checker.ofcom.org.uk/>

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

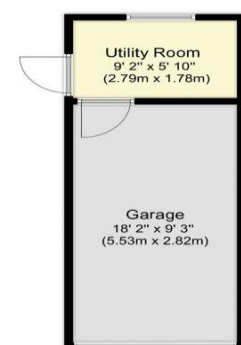




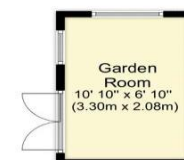
Ground Floor



First Floor



Garage and Utility Room



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.

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£425,000

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