

NO ONWARD CHAIN. Situated to the north of Fareham close to well regarded schools, this spacious three bedroom detached house benefits from large gardens to the side and rear, double garage and parking for numerous vehicles/boat/caravan etc.

The Accommodation Comprises:-

Front door into:

Entrance Hall:- 13' x 7' 9" (3.96m x 2.36m)

Twin storage cupboards, under-stairs storage cupboard, long line radiator, stairs to first floor, open entrance into:

Kitchen/Dining Room:- 24' 2" x 9' 10" (7.36m x 2.99m)

Double glazed windows to rear and side elevations, flat ceiling inset spotlighting, range of base and eye level units, roll top work surfaces, double stainless steel sink unit with mixer tap, space for American style fridge freezer, wine rack, integrated double oven and grill, hob, extractor hood over, microwave.

Utility Area:-

Worcester gas central heating boiler, space for electrical appliances, obscured glazed door giving access to the side and rear, extractor fan.

Lounge:- 13' 10" x 9' 11" (4.21m x 3.02m)

Double glazed window to front elevation, flat ceiling inset spot lighting, fireplace with dual fuel log burner, long line radiator.

Conservatory:- 9' 11" x 9' 2" (3.02m x 2.79m)

Double glazed windows to side and rear elevations, polycarbonate ceiling, tiled floor, double glazed French doors giving access to rear garden.

First Floor Landing:-

Obscured double glazed window to side elevation, flat ceiling, access to loft.

Bedroom 1:- 15' x 9' 11" (4.57m x 3.02m)

Double glazed windows to side and front elevations, radiator.

Bedroom 2:- 11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window to side and rear elevations, radiator, textured ceiling.

Bedroom 3:- 10' 1" x 8' 9" (3.07m x 2.66m)

Double glazed window to front elevation, radiator, overstairs cupboard, built in wardrobe units.

Bathroom:- 8' 10" x 6' 8" (2.69m x 2.03m) **Maximum Measurements**

Obscured double glazed window to rear elevation, panelled bath with shower over, wash hand basin, heated towel rail, mirror.

Cloakroom:-

Obscured double glazed window to rear elevation, close coupled W.C., radiator, fitted wardrobe unit with sliding door.

Outside:-

Driveway for parking numerous vehicles, double garage (18'2 x 17'10), outside power and light, further off-road parking to the side, front garden area is bordered by bushes, fence panels, log store area. Gardens to the side laid to lawn, with a range of mature trees, further garden to the rear laid to lawn with shrubs, trees, bushes and bordered by fence panels. Covered Hot tub area with hot tub facility, garden shed, patio area, outside power and light. Further patio area for socializing and entertaining purposes.

Nota Bene

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

Tenure: - Freehold

Property Type: - Detached House

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains.

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: Garage and Driveway

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.

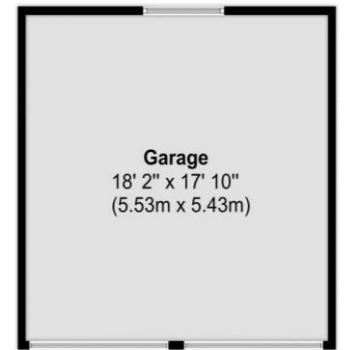
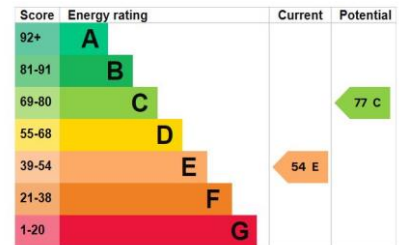




Ground Floor



First Floor



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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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£495,000

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