

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.

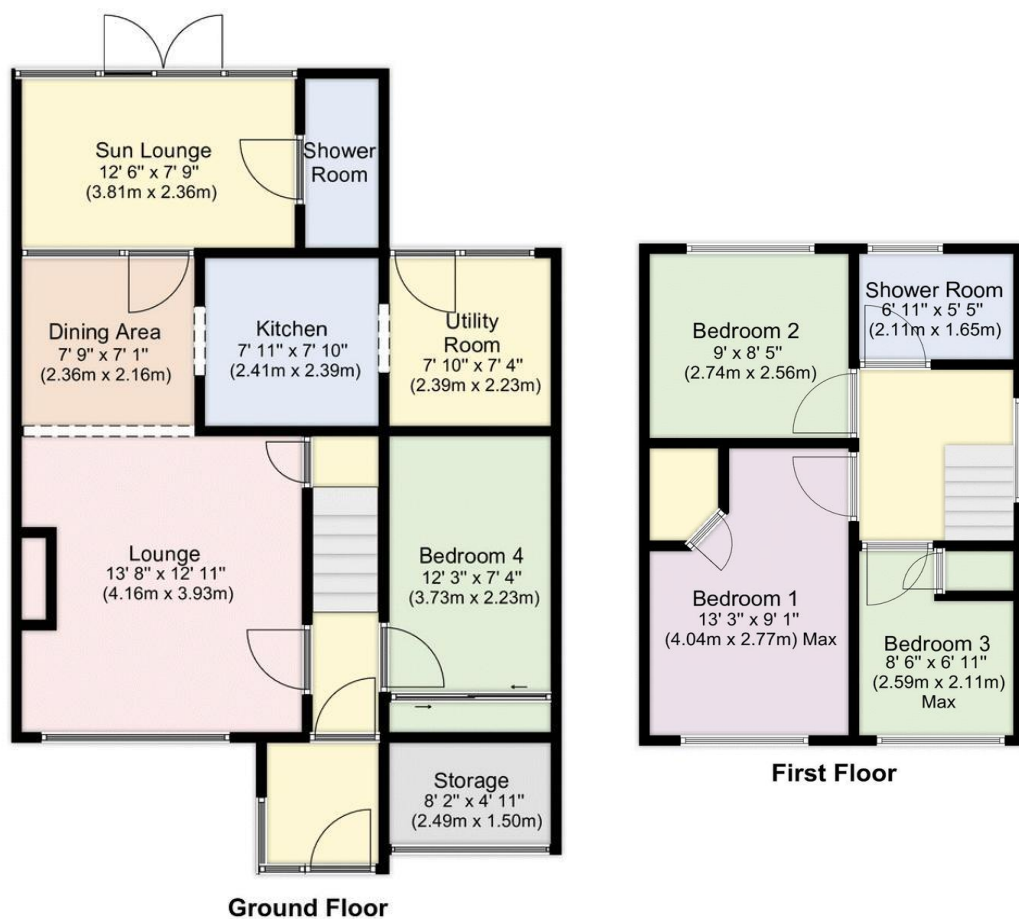
Bedroom 3:- 8' 6" x 6' 11" (2.59m x 2.11m)
Double glazed window to front elevation, textured ceiling inset spot lighting, radiator, over-stairs storage cupboard with shelves.

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		



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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

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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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Guide price: £350,000 - £365,000
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