

Enjoying a cul-de-sac location within easy walking distance of Harrison Primary School, this well presented four bedroom family home has two reception rooms, good sized enclosed rear garden, driveway and garage.

The Accommodation Comprises:-

Front door with obscured double glazed panels inset into:

Entrance Porch:-

Coving to textured ceiling, cloak hanging space, door into:

Cloakroom:-

Obscured double glazed window to front elevation, coving to flat ceiling, radiator, close coupled W.C., wash hand basin, tiled splash-back, vanity unit.

Lounge:- 15' 9" x 10' 5" (4.80m x 3.17m)

Double glazed window to front elevation, radiator, coving to flat ceiling inset spot lighting, fireplace, wood floor.

Dining Room:- 11' 10" x 10' 6" (3.60m x 3.20m)

Double glazed French doors giving access to rear garden, coving to flat ceiling inset spot lighting, radiator, wood floor.

Kitchen:- 11' 10" x 8' (3.60m x 2.44m)

Double glazed window, double glazed casement door giving access to rear garden, flat ceiling, range of base and eye level units with roll top work surfaces, single bowl sink unit, oven, hob with extractor hood over, fridge and freezer, dishwasher.

Inner Hallway:-

Stairs to first floor, under-stairs cupboard, door to garage.

First Floor Landing:-

Flat ceiling inset spotlighting, access to loft, door to cupboard with space and plumbing for washing machine and tumble dryer, slatted shelf.

Bedroom1:- 10' 10" x 10' 6" (3.30m x 3.20m)

Double glazed window to front elevation, coving to textured ceiling, radiator.

Bedroom 2:- 10' 5" x 10' 3" (3.17m x 3.12m)

Double glazed window to rear elevation, radiator, coving to textured ceiling.

Bedroom 3:- 10' 6" x 6' 11" (3.20m x 2.11m)

Double glazed window to front elevation, radiator, coving to textured ceiling.

Bedroom 4:- 8' 10" x 8' 1" (2.69m x 2.46m) Maximum Measurements
Double glazed window to side elevation, coving to textured ceiling, radiator.

Bathroom:- 7' 11" x 5' 11" (2.41m x 1.80m)

Obscured double glazed window to rear elevation, tiled, close coupled WC with concealed cistern, wash hand basin inset vanity unit, panelled bath with shower over, shower screen, chrome heated towel rail, flat ceiling inset spotlighting, extractor fan.

Outside:-

Driveway for parking several vehicles leads to integral garage (16'9 x 8'4) with up and over door, power and light connected and courtesy door to rear. Gate to the side gives pedestrian access to the rear garden which is enclosed by fence panels and laid mainly to lawn for ease of maintenance with a range of shrubs and trees, patio area, garden shed, outside power and light, water tap.

Nota Bene:-

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

Tenure: - Freehold

Property Type: -Semi-Detached House

Property Construction: - Traditional

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

Broadband - Broadband connection: 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

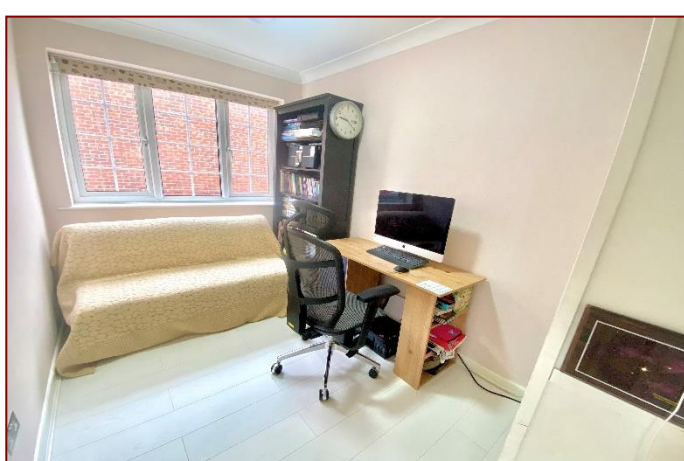
Flood Risk: - Please check flood risk data at the Environment Agency's

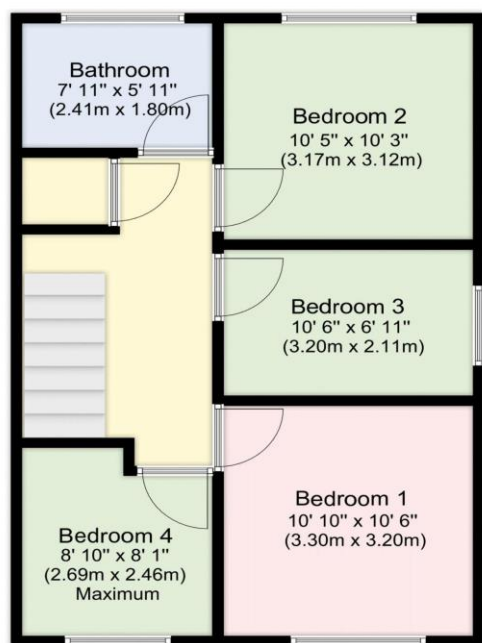
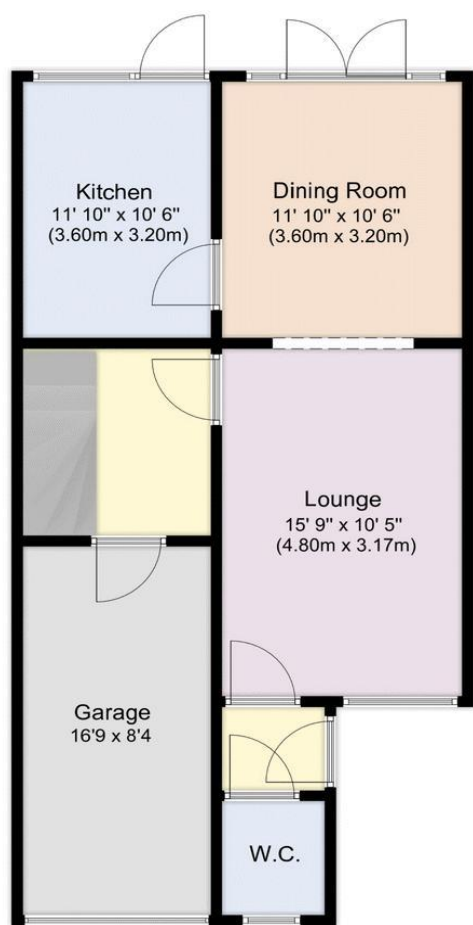
website ([http://www.environment-](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)

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Fenwicks Estate Agent has further information as provided by current

vendor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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