

Enjoying a cul-de-sac location in Downend and within easy walking distance of Cams School, this well presented and spacious four double bedroom detached house benefits from a southerly aspect garden and stunning refitted kitchen/breakfast room.

The Accommodation Comprises:-
Front door with obscured glazed panels inset into:

Entrance Hall:-
Stairs to first floor, radiator, coving to flat ceiling inset spot lighting. Door to under-stairs storage cupboard.

Cloakroom:-
Double glazed window to side elevation, close coupled W.C., wash hand basin, chrome heated towel rail.

Lounge:- 18' x 10' 10" (5.48m x 3.30m)
Double glazed window to front elevation with deep shelf, coving to textured ceiling, fireplace, long line radiator, double opening glazed doors with matching panels to side into:

Dining Room:- 11' 4" x 10' 10" (3.45m x 3.30m)
Coving to textured ceiling, double glazed sliding patio door giving access and enjoying views of the rear garden, long line radiator.

Kitchen/Breakfast Room:- 15' 7" x 15' 5" (4.75m x 4.70m) Maximum Measurements
Double glazed windows to rear elevation, door giving access to side and rear, range of base and eye level units with work surfaces, breakfast bar, integrated dishwasher, double oven, hob with extractor hood over, American style fridge and freezer, washing machine, tumble dryer, flat ceiling inset spot lighting.

First Floor Landing:-
Access to Loft, smoke detector, coving to flat ceiling inset spot lighting, storage cupboard with shelving.

Bedroom 1:- 15' 7" x 10' 10" (4.75m x 3.30m)
Double glazed window to front elevation, flat ceiling, radiator, built-in wardrobe cupboard, door to:

Ensuite Shower Room:-
Obscured double glazed window to front elevation, flat ceiling, close coupled WC, pedestal wash hand basin, shower cubicle, chrome heated towel rail, partly tiled, mirror fronted vanity unit, extractor fan.

Bedroom 2:- 16' 3" x 9' 4" (4.95m x 2.84m)
Double glazed window to front elevation, radiator, flat ceiling.

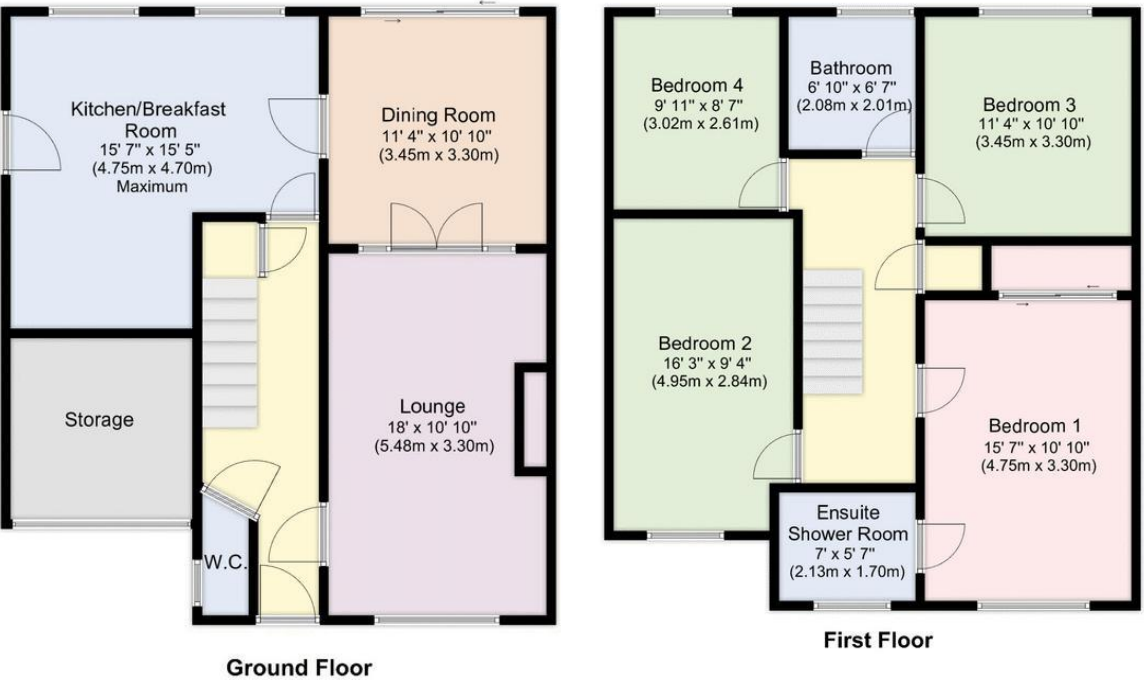
Bedroom 3:- 11' 4" x 10' 10" (3.45m x 3.30m)
Double glazed window to rear elevation, radiator, flat ceiling.

Bedroom 4:- 9' 11" x 8' 7" (3.02m x 2.61m)
Double glazed window to rear elevation, flat ceiling, radiator.

Bathroom:- 6' 10" x 6' 7" (2.08m x 2.01m)
Obscured double glazed window to rear elevation, flat ceiling, chrome heated towel rail, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower over, shower rail and curtain.

Outside:
Driveway to the front for parking leading to partially converted garage/storage unit with up and over door, shingled area for additional parking, outside light, wooden gate gives pedestrian access to the side and rear. Rear garden is enclosed with range of shrubs to the borders and laid to lawn for ease of maintenance, patio area.

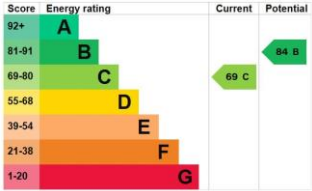




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Council Tax Band: - Fareham Borough Council. Tax Band f
Tenure: - Freehold
Property Type: - Detached House
Property Construction: - Traditional
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Central Heating
Broadband - Broadband connection to the property is unknown. Average available download speed for this Postcode of 1600Mbps: 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: Driveway
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



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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