

Enjoying a cul-de-sac location and situated on the Uplands Estate, this five bedroom extended family home has parking for numerous vehicles, garage and open plan kitchen/breakfast room.

The Accommodation Comprises:-

Front door with obscured double glazed panel inset into:

Entrance Hall:-

Stairs to first floor, cloak hanging space, double radiator, textured ceiling, under stairs storage cupboard, door to:

Lounge/Dining Room:- 26' 10" x 13' 5" (8.17m x 4.09m) Maximum Measurements

Double glazed window to front elevation, fireplace, two double radiators, coving to textured ceiling.

Kitchen/Breakfast Room:- 19' 3" x 18' 9" (5.86m x 5.71m), Maximum Measurements, L-Shaped

Double glazed window to side elevation, flat ceiling, fluorescent strip light, long line radiator, range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit with mixer tap, space for fridge and freezer, space for oven with hob, extractor hood over, dishwasher, breakfast area with double glazed windows to side and rear elevations, double glazed casement door giving access to the rear garden, double radiator, space for table and chairs, coving to textured ceiling, double opening doors into:

First Floor Landing:-

Double glazed window to side elevation, stairs to second floor, smoke detector, radiator, airing cupboard with gas central heating boiler.

Bedroom 1:- 13' 11" x 11' 11" (4.24m x 3.63m)

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

Bedroom 2:- 12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed window to rear elevation, textured ceiling, radiator, built-in wardrobe units.

Bedroom 3:- 7' 11" x 6' 5" (2.41m x 1.95m)

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

Wet Room:- 7' 11" x 7' 10" (2.41m x 2.39m)

Close coupled WC, radiator, wash hand basin inset vanity unit, shower cubicle, shower with rail and curtain, radiator, towel rail.

Second Floor Landing:-

Velux window to front elevation.

Bedroom 4:- 15' 2" x 7' 9" (4.62m x 2.36m) Maximum Measurements

Double glazed windows to front elevation, textured ceiling.

Bedroom 5:- 15' 2" x 7' 7" (4.62m x 2.31m) Maximum Measurements

Double glazed windows to rear elevation, door to Eaves storage space.

Outside:-

Driveway with parking for numerous vehicles leads to garage with courtyard door. The rear garden is enclosed by fence panels and laid mainly to lawn for ease of maintenance with a range of shrubs, bushes and flowers to the borders, fish pond, patio area for socialising and entertaining purposes, further patio area, garden shed, summer house, outside power and light, water tap.

Nota Bene

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

Tenure: - Freehold

Property Type: - Semi-Detached House

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains. External water meter

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: Driveway and Garage

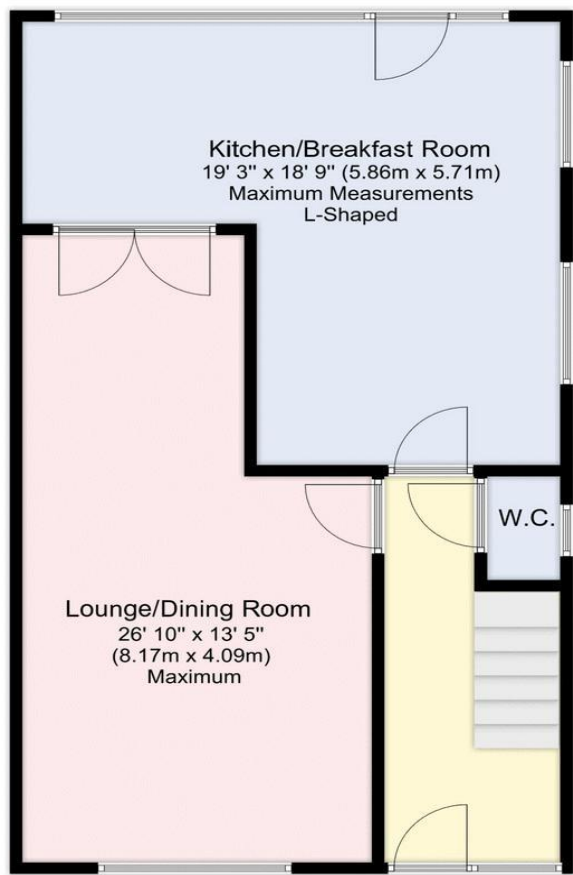
Broadband - Average available download speed for this Postcode of 1600MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

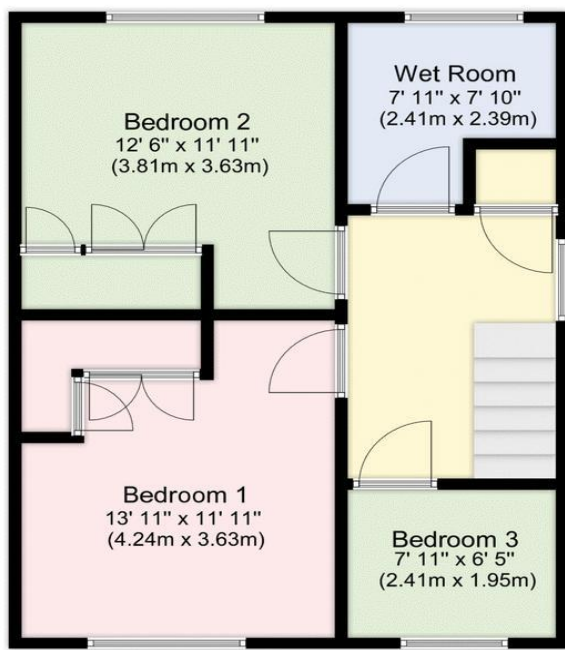
Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks has further details on request.





Ground Floor



First Floor



Second Floor

Awaiting EPC

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£460,000

38 The Drive, Fareham, PO16 7NL

DRAFT DETAILS

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT