

NO ONWARD CHAIN. Three bedroom mid terrace house situated close to Fareham Academy secondary school with kitchen/diner and sun lounge overlooking the rear garden.

- Three Bedrooms
- Lounge
- Dining Room
- Sun-Lounge
- Kitchen
- Bathroom
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazing
- NO ONWARD CHAIN

The Accommodation Comprises:-
Front door with matching panel to side, into:-

Entrance Hall:-
Stairs to first floor and radiator.

Lounge:- 16' 1" x 10' 1" (4.90m x 3.07m)
Double glazed window to front elevation, radiator, ornamental fireplace, double opening glazed doors to:-

Kitchen:- 11' 3" x 5' 6" (3.43m x 1.68m)
Double glazed window, range of base and eye level units with roll-top work surfaces and tiled surround, single drainer stainless steel sink unit with mixer tap, gas hob with stainless steel extractor over, split-level oven and grill, recess for washing machine and dishwasher, space for fridge/freezer, quarry-tiled floor, opening onto sun-lounge, polycarbonate ceiling, double glazed French door accessing the rear garden with double glazed windows to side.

First Floor Landing:-
Access to loft.

Bedroom 1:- 15' 2" x 9' 2" (4.62m x 2.79m) Maximum Measurements
Double glazed window to front elevation, sliding mirror-fronted doors to wardrobe units, radiator.

Bedroom 2:- 9' 4" x 9' 1" (2.84m x 2.77m)
Double glazed window to rear, radiator.

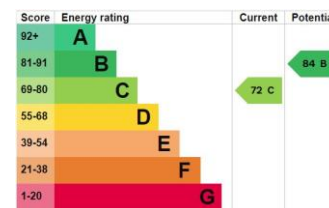
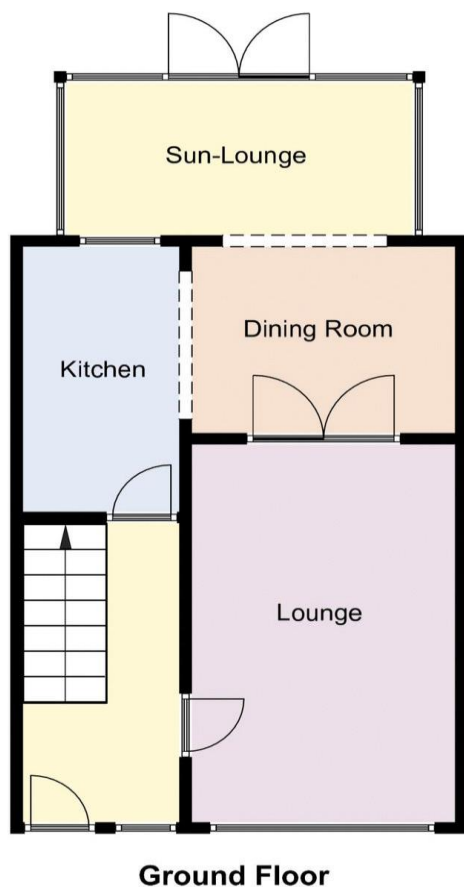
Bedroom 3:- 12' 2" x 6' 5" (3.71m x 1.95m)
Double glazed window to front elevation, radiator, over stairs recess.

Bathroom:- 6' 5" x 5' 0" (1.95m x 1.52m)
Obscured double glazed window, close-coupled wc, pedestal wash hand basin with mixer tap, panelled bath, shower over, rail and curtain, tiled, radiator, ceiling extractor.

Outside:-
Gate gives pedestrian access to front door, shavings and shingle to the front for ease of maintenance. The rear garden has patio, shingle, wooden decking, water tap, additional access to the rear, large shed/workshop with double glazed window.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Freehold
Property Type: - Terrace House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: n/a
Broadband - 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.





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.



£265,000
9 Chiltern Walk, Fareham, PO14 1JY

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

Fenwicks
THE INDEPENDENT ESTATE AGENT