

Enjoying a highly sought after location close to Harrison Primary School, town centre and local amenities, this spacious and extended family home benefits from an extended kitchen/dining room, off road parking, delightful enclosed garden with garage to the rear.

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Stairs to first floor, door to under-stairs storage cupboards, radiators, dado rail., double glazed window to side elevation.

Lounge:- 15' 10" x 11' 5" (4.82m x 3.48m)

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

Kitchen/Dining Room:- 23' 6" x 16' 1" (7.16m x 4.90m) Maximum Measurements, L-Shaped

Kitchen area with double glazed window to rear elevation, double glazed casement door giving access to garden, Velux windows, range of base and eye level units with roll top work surfaces, under-lighting to wall units, one and a half bowl stainless steel sink unit with mixer tap, oven, space for fridge freezer, Range oven, hob, extractor, dishwasher, plate rack. Dining area with double glazed window to side elevation, space for table and chairs. radiator, flat ceiling, exposed wooden floorboards, door to:

Utility Room:- 9' 1" x 5' 11" (2.77m x 1.80m)

Velux window, base and eye level unit with roll top work surface, circular stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer and further electrical appliance, flat ceiling inset spot lighting, extractor fan.

Sitting Room:- 13' x 12' 5" (3.96m x 3.78m)

Patio doors to rear elevation, fireplace, flat ceiling. radiator, doors from hallway and dining area.

Inner Hallway:-

Storage cupboard, door into:

Study:- 6' 7" x 5' 6" (2.01m x 1.68m)

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

Cloakroom:- 6' 5" x 4' 5" (1.95m x 1.35m)

Window to rear, close coupled WC, wash hand basin, coving to ceiling.

First Floor Landing:-

Stairs to second floor, textured ceiling, dado rail, radiator, double glazed window to front elevation.

Bedroom 1:- 15' 10" x 9' 5" (4.82m x 2.87m) Maximum Measurements

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

Bedroom 2:- 13' x 12' 5" (3.96m x 3.78m)

Double glazed window to rear elevation, radiator.

Bedroom 3:- 11' 1" x 9' 3" (3.38m x 2.82m)

Double glazed window to rear elevation. radiator, exposed wooden floorboards, built in storage units.

Bedroom 4:- 9' 2" x 6' 11" (2.79m x 2.11m)

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

Bathroom:- 7" x 6' 10" (2.13m x 2.08m)

Obscured double glazed window to rear elevation, flat ceiling, radiator, close coupled WC, pedestal wash hand basin, panelled bath with shower over, rail and curtain.

Second Floor Landing:-

Textured ceiling, door to over-stairs storage and loft space, door into:

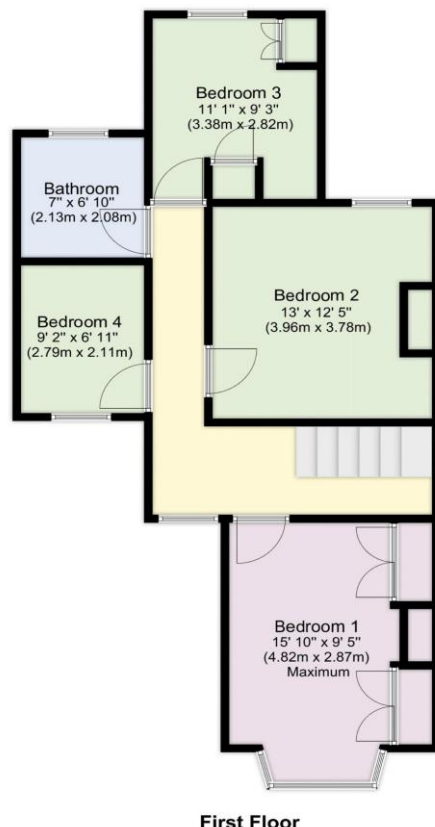
Bedroom 5:- 12' 9" x 12' 2" plus recess (3.88m x 3.71m)

Double glazed window to side and Velux window to rear, access to eaves storage.

Outside:-

Driveway to the front for parking, rear garden is enclosed by fence panels and laid mainly to lawn for ease of maintenance with patio area, range of shrubs and bushes to the borders, pathway leads to the rear with further covered patio and bbq area, steps lead to the rear with garden shed, courtesy door leads to garage which can be accessed via service road off Serpentine Road. Gate from garden gives pedestrian access to the rear service road.





Awaiting EPC

Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band F
Tenure: - Freehold
Property Type: - Semi-Detached House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Driveway and Garage
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.

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£625,000

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DRAFT DETAILS

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