

NO ONWARD CHAIN. Spacious four bedroom property close to Harrison Primary School with three reception rooms, separate utility room, well manicured southerly aspect garden with large 23' x 21' garage and off road parking.

The Accommodation Comprises:-
Front door into:

Entrance Porch:-
Cloak hanging space, glazed door into:

Entrance Hall:-
Two Dimplex electric wall heaters, stairs to first floor with under-stairs storage cupboard, sash window to side elevation, door giving access to side, door into:

Lounge:- 15' 10" x 12' 6" (4.82m x 3.81m) Maximum Measurements
Windows to front elevation, picture rail, fireplace.

Kitchen:- 11' 8" x 11' 6" (3.55m x 3.50m) Maximum Measurements
Range of base and eye level units with work surfaces, single bowl stainless steel sink unit with mixer tap, space for stand alone fridge freezer and stand alone freezer, space for further electrical appliance, breakfast bar, recess for oven, glazed door into:

Utility Room:- 16' 2" x 5' 8" (4.92m x 1.73m) Maximum Measurements
Polycarbonate ceiling, base and eye level units, space and plumbing for washing machine and dishwasher, glazed door giving access to rear garden, door to:

Cloakroom:-
Double glazed window to rear elevation, close coupled WC, wash hand basin, heated towel rail, polycarbonate ceiling, wall light.

Dining Room:- 11' 7" x 11' 7" (3.53m x 3.53m)
Window to front elevation, fireplace with gas fire, storage cupboard.

Sitting Room:- 18' 8" x 11' 7" (5.69m x 3.53m)
Window to side elevation, double opening doors giving access to rear garden, Dimplex electric wall heater, fireplace.

First Floor Landing:-
Window to side elevation, flat ceiling. access to loft, airing cupboard with cylinder tank and shelves.

Bedroom 1:- 15' 11" x 12' 5" (4.85m x 3.78m) Maximum Measurements
Windows to front elevation, flat ceiling, fireplace, pedestal wash hand basin, storage cupboard.

Bedroom 2:- 12' 9" x 11' 2" (3.88m x 3.40m)
Windows to rear elevation, flat ceiling, fireplace, storage cupboard.

Bedroom 3:- 11' 6" x 10' 11" (3.50m x 3.32m)
Window to front elevation, storage cupboard, fireplace, pedestal wash hand basin.

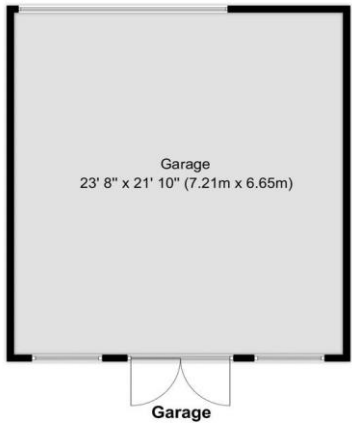
Bedroom 4:- 11' 6" x 8' 4" (3.50m x 2.54m)
Window to rear elevation, flat ceiling, storage cupboard.

Bathroom:- 10' 1" x 6' 5" (3.07m x 1.95m) Maximum Measurements
Obscured glazed sash window to side elevation, shower cubicle, bath with shower attachment over, tiled, pedestal wash hand basin, chrome heated towel rail.

Outside:-
Parking to front, gate gives pedestrian access to the side and leading to the rear garden. Rear garden is enclosed by wall and laid mainly to lawn for ease of maintenance with some flowers, shrubs, bushes, trees to the borders, pathway leads to the rear, outside tap, power and light. Large double garage (23'8 x 21'10) with power and light connected, double glazed doors giving access to rear garden, double glazed windows to the side, up and over door, power and light connected with workshop area.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band E
Tenure: - Freehold
Property Type: - Semi-Detached House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Night storage heaters
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>)
Fenwicks has further details on request.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	34 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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£550,000
78 Southampton Road, Fareham, PO16 7EA

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

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