

Situated in the heart of Wallington, a beautiful village in a conservation area, this is a well presented charming two double bedroom historic cottage with a delightful enclosed rear garden.

- Two Double Bedrooms
- Open Plan Lounge/Dining Room
- Fitted Kitchen
- Spacious Shower Room
- Gas Central Heating with Recently Installed Boiler (June-24)
- Delightful Enclosed Rear Garden
- Village Centre Location
- Grade II Listed Property
- Permit Parking x 2

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

Lounge:- 12' 3" x 11' 4" (3.73m x 3.45m)
Window to front elevation with secondary glazing, flat ceiling, wall lights, fireplace with log burner, tiled floor, radiator.

Dining Area:- 11' 6" x 6' 8" (3.50m x 2.03m)
Flat ceiling, tiled floor, radiator.

Kitchen:- 11' 1" x 8' 10" (3.38m x 2.69m)
Double glazed window to rear elevation, door with double glazed panel inset giving access to rear garden, flat ceiling, range of base and eye level units with work surfaces, single bowl sink unit, oven and grill, built in microwave. hob with extractor hood over, dishwasher, washing machine, fridge, freezer, wine rack. All kitchen appliances integrated and to remain.

First Floor Landing:-
Textured ceiling.

Bedroom 1:- 11' 8" x 10' 3" (3.55m x 3.12m)
Window to front elevation with secondary glazing, access to loft, radiator, feature beams, fireplace, recess for wardrobe hanging rail and shelf with curtain, storage cupboard.

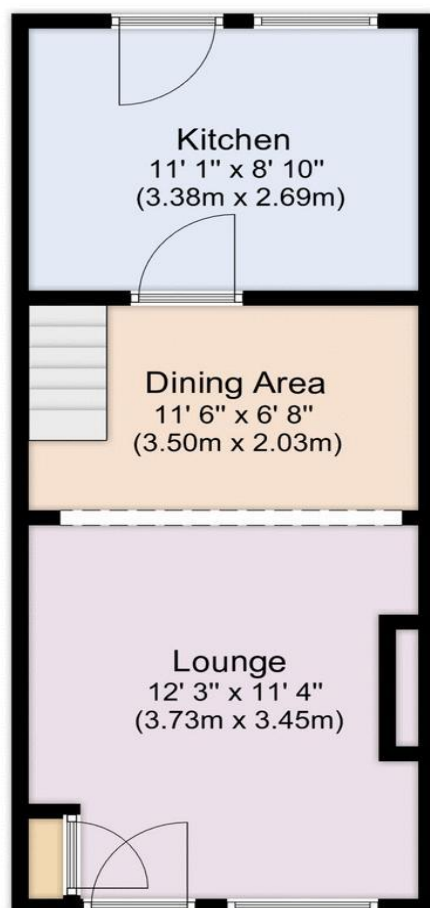
Bedroom 2:- 11' 3" x 8' 10" (3.43m x 2.69m)
Double glazed window to rear elevation, textured ceiling, radiator, recess with hanging rail and hanging rail with curtain, textured ceiling.

Shower Room:- 7' 1" x 5' 11" (2.16m x 1.80m)
Flat ceiling inset spot lighting, shower cubicle, closed coupled WC, bidet, wash hand basin inset vanity unit, chrome heated towel rail.

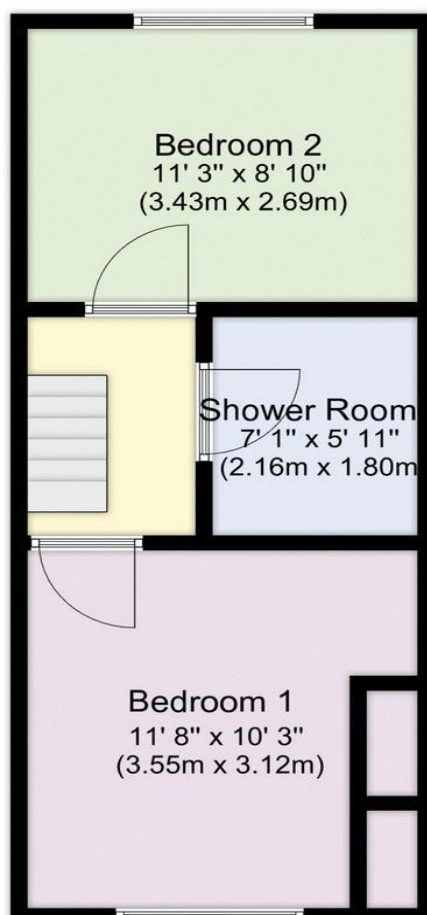
Outside:- 6' 9" x 6' 7" (2.06m x 2.01m)
The rear garden is enclosed by fence panels and laid to patio slabs for ease of maintenance with some shrubs and trees to the borders. Rights of way allows for bin access over the next door neighbours property and allows for access from number six, outside lights. Garden shed which has power, wooden gate gives rights of access to wooden decking area and garden room (6' 9" x 6' 7" (2.06m x 2.01m)) which has power and lights connected and space for fridge and freezer/electrical appliances etc.

Nota Bene
Fareham Borough Council: - Tax Band C
Tenure: - Freehold
Property Type: - Terraced House
Property Construction: - Traditional - Brick
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Permit Parking x 2
Broadband: - Average available download speed for this Postcode of 1600Mbps: 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: - 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.

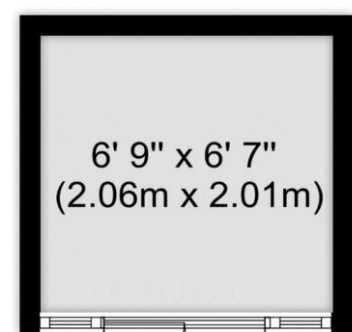




Ground Floor



First Floor



Garden Room

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.



£310,000

7 North Wallington, Fareham, PO16 8SN

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

Fenwicks
THE INDEPENDENT ESTATE AGENT