

Two bedroom end of terrace house in central Fareham with two reception rooms, modern kitchen, spacious bathroom and enclosed rear garden.

- Two Bedroom End of Terrace House
- Two Reception Rooms
- Modern Kitchen
- Spacious Bathroom
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Town Centre Location

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

Lounge:- 13' 11" x 9' 2" (4.24m x 2.79m)
Double glazed window to front elevation. textured ceiling, radiator, fireplace with oil burner, door into:

Dining Room:- 12' 9" x 8' 10" (3.88m x 2.69m)
Double glazed window to side elevation, stairs to first floor, radiator, textured ceiling, under-stairs recess.

Kitchen:- 9' 10" x 8' 4" (2.99m x 2.54m)
Double glazed window to side elevation. obscured double glazed door giving access to rear garden, textured ceiling, range of base and eye level units with work surfaces, single bowl sink unit, integrated oven and grill with hob and extractor hood over, dishwasher, fridge and freezer, wall mounted Vaillant gas central heating boiler concealed within wall unit.

First Floor Landing:-
Access to loft, textured ceiling.

Bedroom 1:- 13' 11" x 9' 1" (4.24m x 2.77m)
Double glazed window to front elevation, textured ceiling, radiator, fireplace.

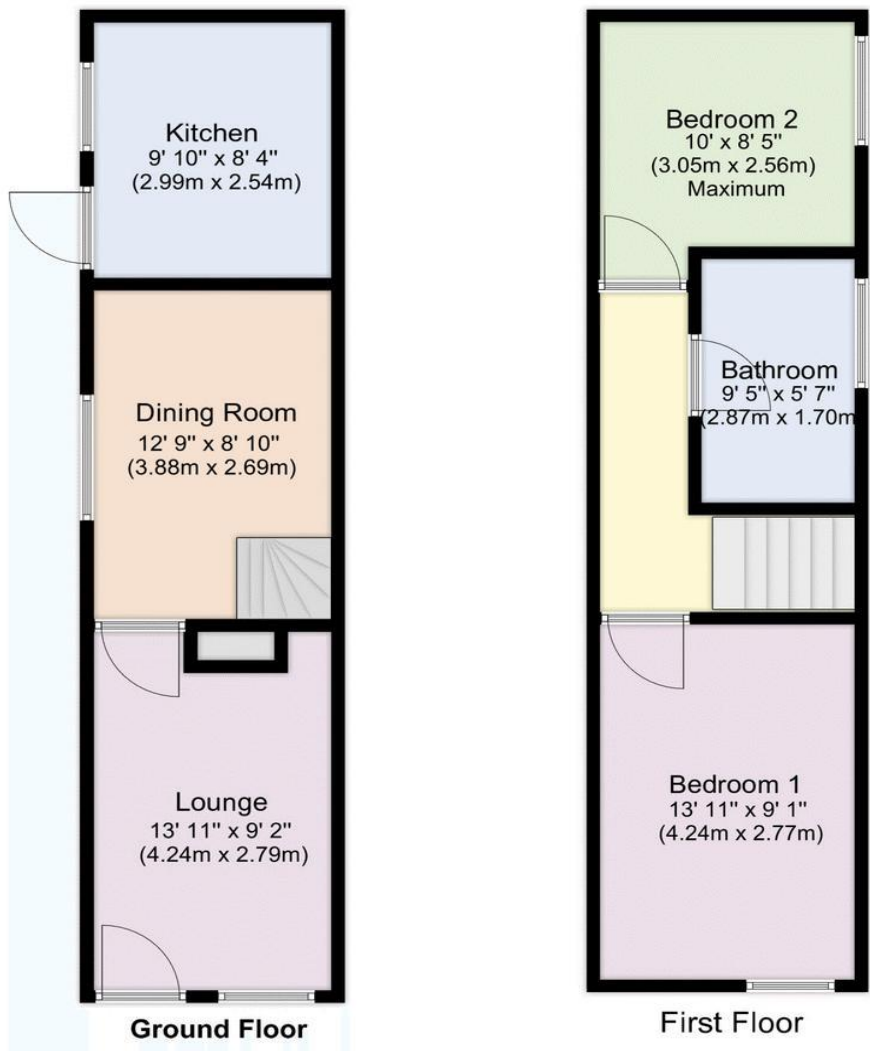
Bedroom 2:- 10' x 8' 5" (3.05m x 2.56m) Maximum Measurements
Double glazed window to side elevation, radiator.

Bathroom:- 9' 5" x 5' 7" (2.87m x 1.70m)
Flat ceiling in-set spot lighting, obscured double glazed window to side elevation, P-shaped bath with shower, shower screen, close coupled WC, circular wash hand basin inset vanity unit, heated towel rail, extractor fan.

Outside:-
Side gate gives pedestrian access to the rear garden which is enclosed by fence panels and brick wall and laid mainly to Astroturf, shingled area, patio area, garden shed, storage cupboard to the rear. A further cupboard with space and plumbing for washing machine.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band A
Tenure: - Freehold
Property Type: - End of Terrace House
Property Construction: - Traditional - Brick
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: n/a
Broadband - Average available download speed for this Postcode of 76Mbps: 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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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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£250,000

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