

Charming two bedroom semi detached house with off road parking for two cars, delightful enclosed garden, two reception rooms and situated within easy reach of Fareham town centre and local schools.

The Accommodation Comprises:-
Front door into:

Dining Room:- 11' 7" x 11' 2" (3.53m x 3.40m)
Double glazed window to front elevation, fireplace, radiator, picture rail.

Lounge:- 14' 2" x 11' 7" (4.31m x 3.53m)
Double glazed windows to side and rear elevations, radiator, stairs to first floor.

Kitchen:- 20' 1" x 6' 11" (6.12m x 2.11m)
Double glazed windows to side and rear elevations, wood floor, door giving access to rear garden, range of base and eye level units with work surfaces, Butler sink, space for Range oven, space for fridge freezer, space and plumbing for washing machine and dishwasher.

First Floor Landing:-

Bedroom 1:- 11' 1" x 11' 1" (3.38m x 3.38m)
Double glazed window to front elevation, radiator, fireplace.

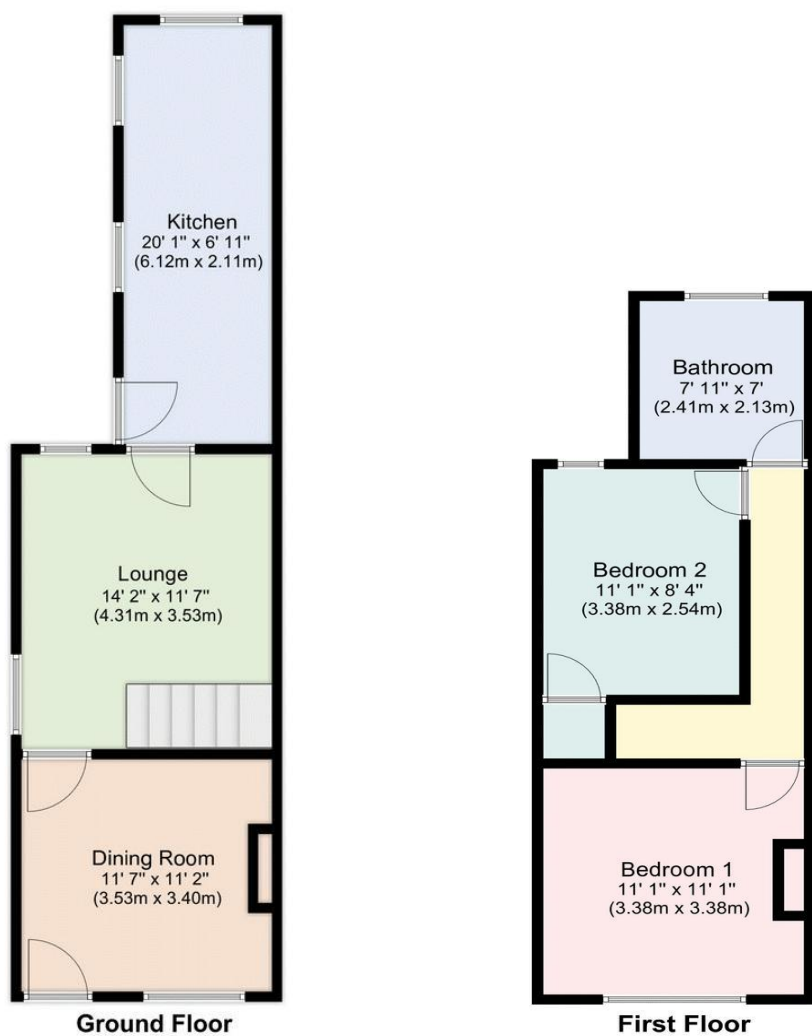
Bedroom 2:- 11' 1" x 8' 4" (3.38m x 2.54m)
Double glazed window to rear elevation, radiator, storage cupboard.

Bathroom:- 7' 11" x 7' (2.41m x 2.13m)
Double glazed window to rear elevation, chrome heated towel rail, shower cubicle, bath, close coupled WC, wash hand basin.

Outside:
Driveway to front for parking for two cars, wooden gate gives pedestrian access to the garden enclosed by fence panels and laid to patio with shingled area.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Freehold
Property Type: - Semi Detached House
Electricity Supply: - Mains,
Gas Supply: - Mains,
Water Supply: - Mains, Portsmouth Water
Sewerage: - Mains, Southern Water
Heating: - Gas Central Heating
Broadband - Broadband connection to the property is Virgin Media – good internet connection. Average available download speed for this Postcode of 1600Mbps: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: Very good. Current black spots: None. Please check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Driveway for two cars
Flood Risk: - Low risk - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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