

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.

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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

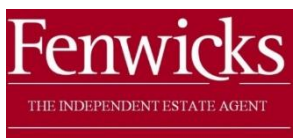
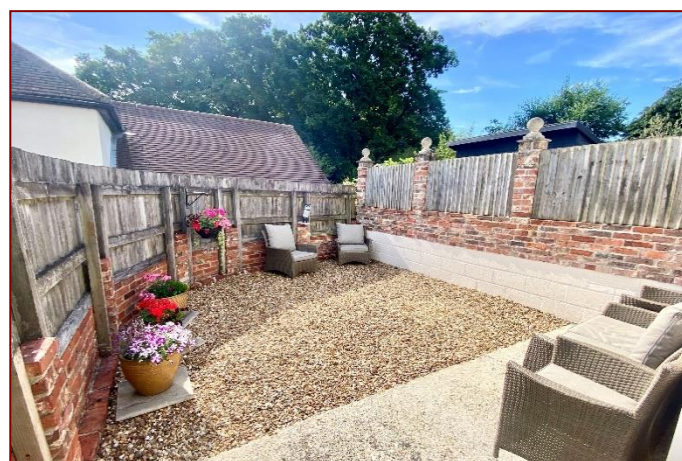
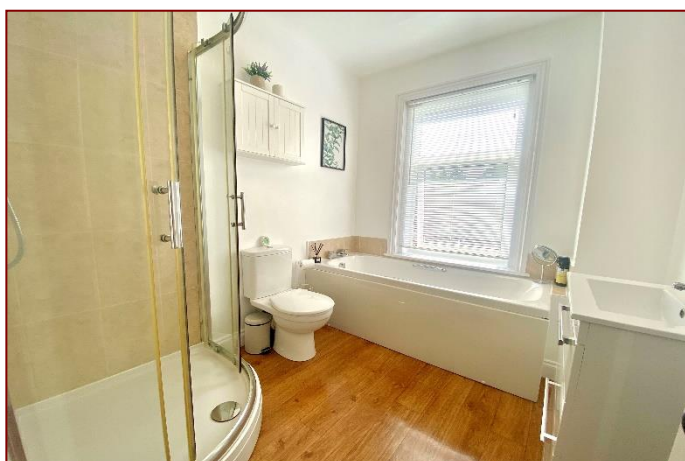
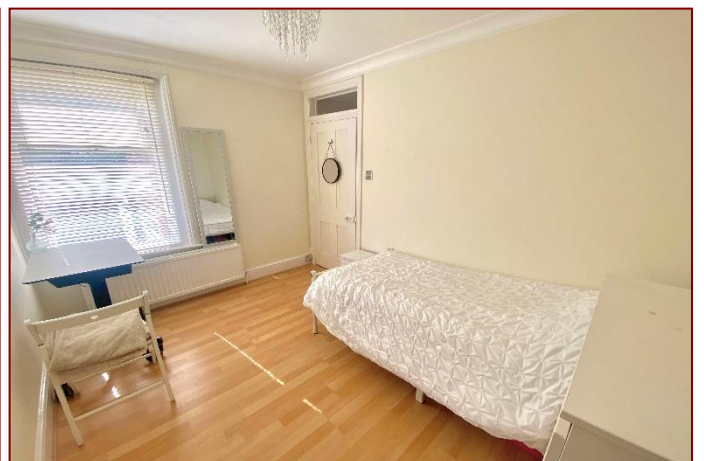
Heating: - Gas Central Heating

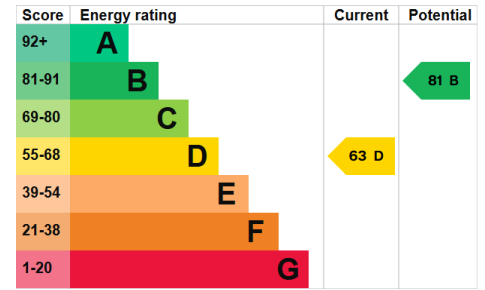
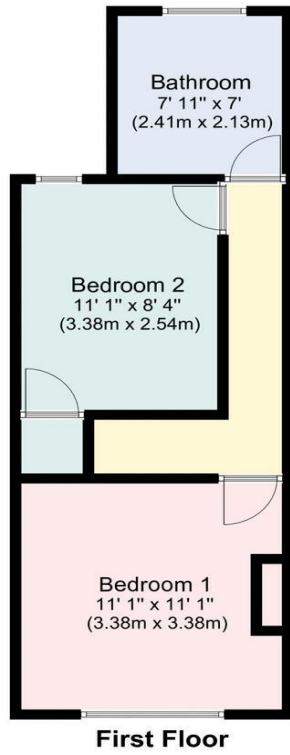
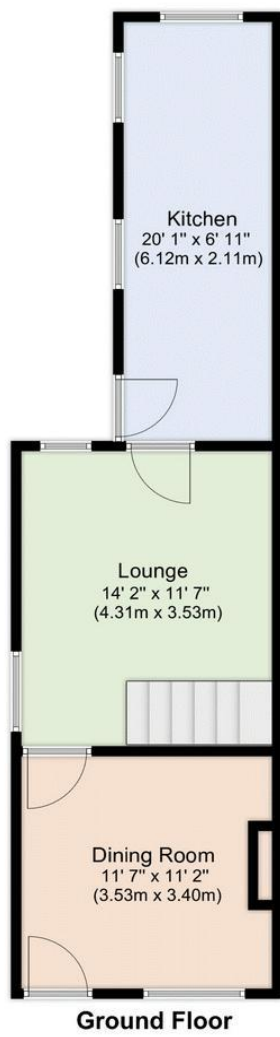
Broadband - Broadband connection to the property is Virgin Media – good internet connection. Average available download speed for this Postcode of 1600Mbps: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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>)





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.

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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£274,000

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Fenwicks

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