

**NO ONWARD CHAIN. Extended three bedroom semi detached house with open plan 23' x 17' kitchen, dining and family area with boarded loft room in a central Fareham location close to shops, train station and other amenities.**

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Stairs to first floor, under-stairs storage cupboard, radiator, door to:

**Lounge:-** 15' 1" x 12' 1" (4.59m x 3.68m) Maximum Measurements  
Double glazed window to front, fireplace, radiator.

**Cloakroom:-** 10' 7" x 3' 3" (3.22m x 0.99m)

Double glazed window, close coupled WC, wash hand basin, radiator.

**Kitchen/Dining Room:-** 17' 6" x 8' 6" (5.33m x 2.59m)

Kitchen with range of base and eye level units, sink unit, oven, grill, hob and extractor hood over, space and plumbing for dishwasher and washing machine, fireplace.

**Family Area:-** 17' 6" x 13' 5" (5.33m x 4.09m)

Double glazed window to rear elevation, French doors giving access to rear garden, Velux windows.

**First Floor Landing:-**

Stairs to loft, radiator.

**Bedroom 1:-** 12' 1" x 12' (3.68m x 3.65m)

Double glazed window, radiator, picture rail.

**Bedroom 2:-** 12' 1" x 10' 7" (3.68m x 3.22m)

Double glazed window, radiator, picture rail.

**Bedroom 3:-** 8' 6" x 7' 1" (2.59m x 2.16m)

Double glazed window, radiator, picture rail.

**Bathroom:-** 6' 2" x 5' 7" (1.88m x 1.70m)

Double glazed window, bath, close coupled WC, wash hand basin, heated towel rail, tiled, mirror.

**Loft:-** 11' 8" x 11' 8" (3.55m x 3.55m)

Boarded, velux window.

**Outside:-**

Gate leads to front with a low brick wall, gate to side gives access to enclosed rear garden which is laid mainly to lawn with some shrubs and tree, patio area.

**Nota Bene:-**

Council Tax Band: - Fareham Borough Council. Tax Band C

Tenure: - Freehold

Property Type: - Semi-Detached House

Electricity Supply: - Mains, EDF

Gas Supply: - Mains, EDF

Water Supply: - Mains, Portsmouth Water

Sewerage: - Mains, Southern Water

Heating: - Gas Central Heating

Broadband - Broadband connection to the property is with Vodafone.

Average available download speed for this Postcode of 1600Mbps:

Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>

Mobile signal: Unknown. Current black spots - Unknown. Please check

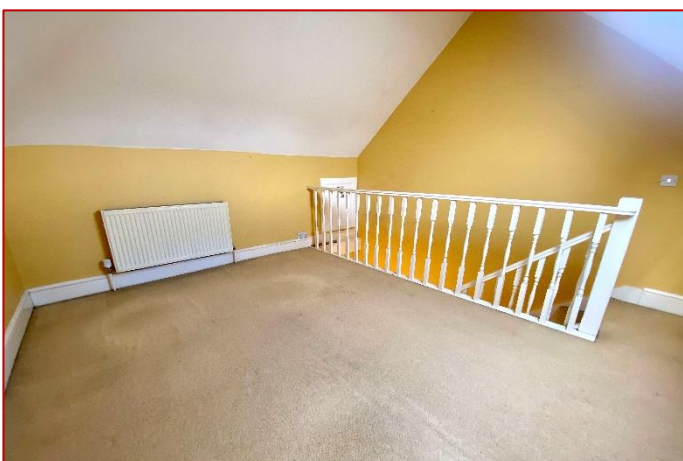
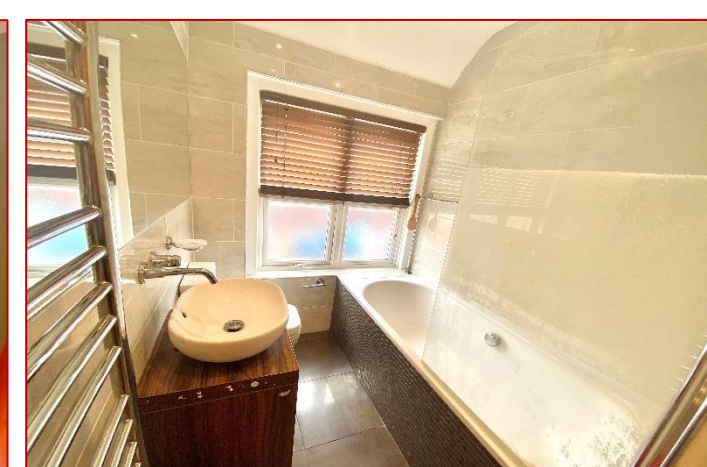
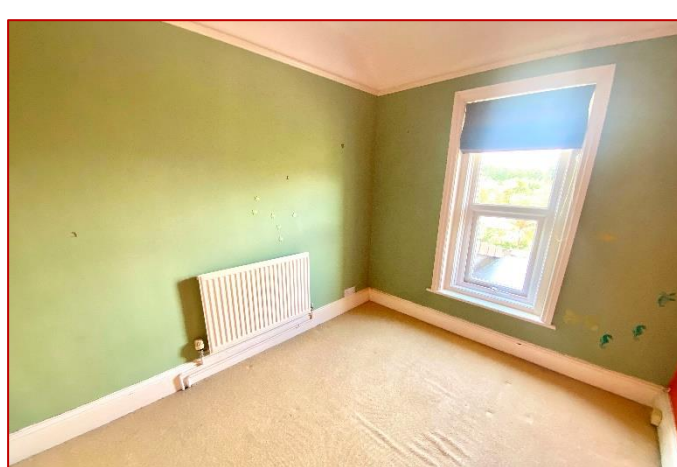
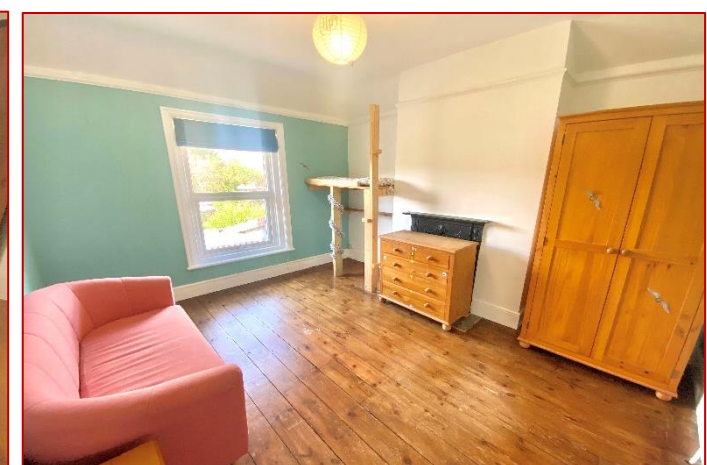
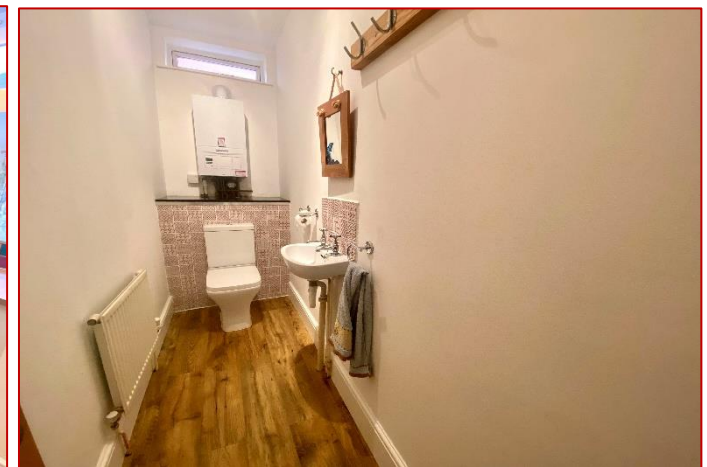
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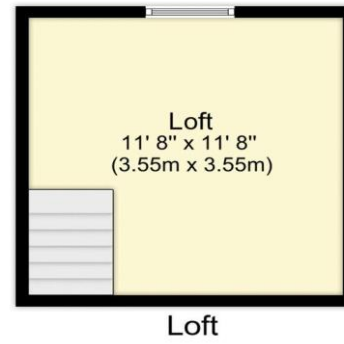
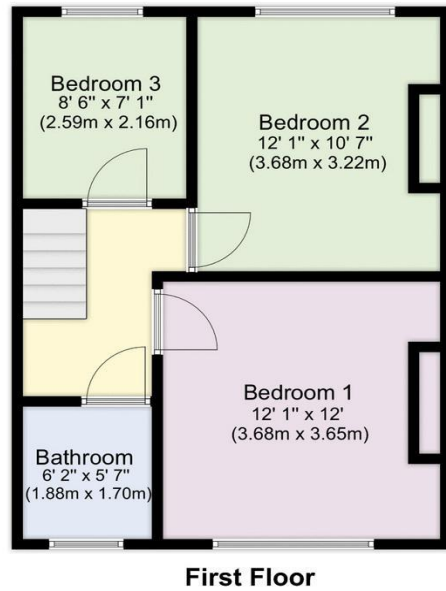
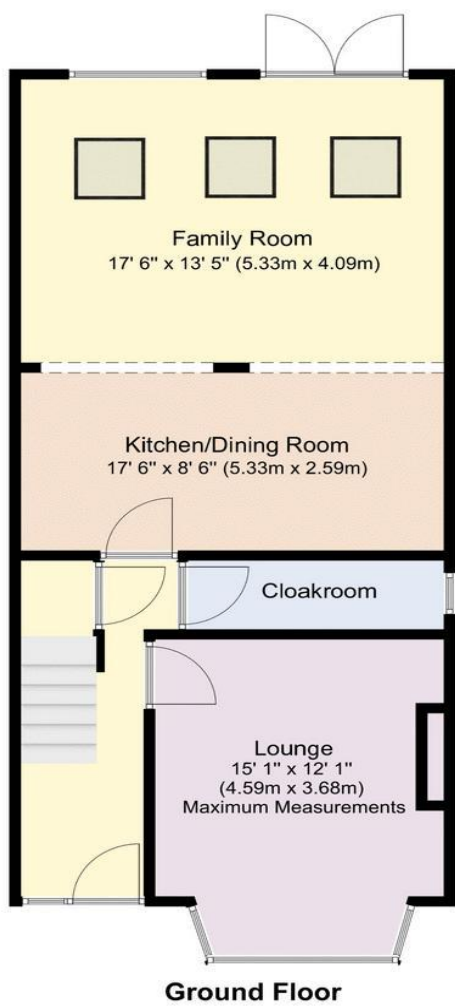
Flood Risk: - Please check flood risk data at the Environment Agency's

website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agent has further information as provided by current

vendor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	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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£350,000

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**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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