

Modern, well presented two double bedroom end of terrace house with ensuite facility, two allocated parking spaces, enclosed rear garden, modern kitchen and bathroom and enjoying a convenient cul-de-sac location within easy reach of Fareham Town Centre.

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Stairs to first floor, door into:

Living Room:- 14' 7" x 10' 5" (4.44m x 3.17m) Maximum Measurements
Double glazed window to front elevation, radiator, door to under-stairs cupboard.

Kitchen:- 10' 4" x 9' 9" (3.15m x 2.97m)
Double glazed French doors with matching panels to side giving access to rear garden, range of base and eye level units with work surfaces, tiled floor, one and a half bowl sink unit, oven, grill and hob with extractor hood, radiator, space for fridge freezer.

Utility Area:-
Space and plumbing for washing machine, base unit, door to:

Cloakroom:-
Close coupled WC, wash hand basin, radiator.

First Floor Landing:-
Access to loft.

Bedroom 1:- 8' 10" x 8' 2" Plus Recess (2.69m x 2.49m)
Double glazed window to rear elevation, radiator, door to:

Ensuite Shower Room:-
Double glazed window to rear elevation, shower cubicle, close coupled WC, wash hand basin, radiator, extractor fan.

Bedroom 2:- 10' 4" x 8' 1" Plus Recess (3.15m x 2.46m)
Double glazed window to front elevation, radiator, over-stairs storage cupboard.

Bathroom:- 7' 8" x 5' 6" (2.34m x 1.68m)
Double glazed window to side elevation, bath with shower attachment, heated towel rail, close coupled WC, wash hand basin.

Outside:-
Double width driveway to the front for parking, enclosed rear garden laid to lawn with patio area, bordered by fence panels and wooden gate gives pedestrian access to the rear.

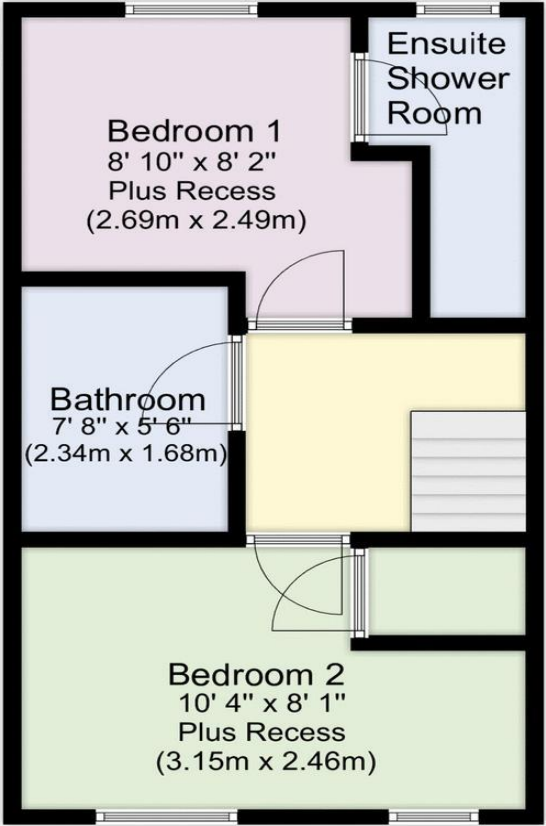
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Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Freehold
Maintenance Charge: We understand there is a maintenance charge of approximately £21 per month.
Property Type: - End of Terrace House
Property Construction: - Traditional
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains, Portsmouth Water
Sewerage: - Mains, Southern Water
Heating: - Central Heating
Broadband - Broadband connected to the property and the seller informs us that this is supplied by BT Average available download speed for this Postcode of 1600MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
TV - Virgin Mobile signal: . Please check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Two Allocated Parking Spaces
Flood Risk: - Please check flood risk data at the Environment Agency's website <https://www.gov.uk/check-long-term-flood-risk>
Fenwicks Estate Agents has further information as provided by current vendor





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	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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£300,000
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Fenwicks
THE INDEPENDENT ESTATE AGENT

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