

NO ONWARD CHAIN. Four bedroom detached house in Catisfield with two reception rooms, double garage and enjoying a quiet cul-de-sac location.

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Stairs to first floor, double glazed window to side elevation, radiator, under-stairs storage cupboard.

Cloakroom:-

Obscured double glazed window to side elevation, textured ceiling, low level WC, wash hand basin, radiator.

Lounge:- 16' 7" x 10' 11" (5.05m x 3.32m)

Double glazed window to front elevation, radiator, double opening doors into:

Dining Room:- 12' 4" x 8' 11" (3.76m x 2.72m)

Coving to textured ceiling, radiator, French doors with matching panels to side giving access to garden, door to:

Kitchen:- 13' 8" x 8' (4.16m x 2.44m)

Double glazed window to rear elevation, textured ceiling, range of base and eye level units with roll top work surfaces, twin stainless steel sink units with mixer taps, space and plumbing for washing machine, space and plumbing for tumble dryer, space for fridge freezer.

First Floor Landing:-

Double glazed window to side elevation, textured ceiling, access to loft, airing cupboard with shelves and cylinder tank.

Bedroom 1:- 11' 9" x 9' 9" Plus Recess (3.58m x 2.97m)

Double glazed window to rear elevation, textured ceiling, radiator, fitted wardrobe unit.

Bedroom 2:- 11' 6" x 9' 10" Plus Recess (3.50m x 2.99m)

Double glazed window to front elevation, radiator, textured ceiling.

Bedroom 3:- 8' 9" x 7' 4" (2.66m x 2.23m)

Double glazed window to rear elevation, textured ceiling, radiator.

Bedroom 4:- 8' 8" x 7' 3" (2.64m x 2.21m)

Double glazed window to front elevation, radiator, textured ceiling.

Bathroom:- 10' 11" x 5' 6" (3.32m x 1.68m) Maximum Measurements

Obscured double glazed window to side elevation, textured ceiling, party tiled, radiator, close coupled WC, wash hand basin, panelled bath with shower over.

Outside:-

Driveway leads to double garage (18'5 x 14'3) with up and over door, window to side and courtesy door to rear. Front garden laid to lawn, rear garden is enclosed and laid to lawn with patio area.

Nota Bene

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

Tenure: - Freehold

Property Type: - Detached House

Property Construction: - Traditional

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

Broadband - Broadband connection to the property is unknown.

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

here for all networks - <https://checker.ofcom.org.uk/>

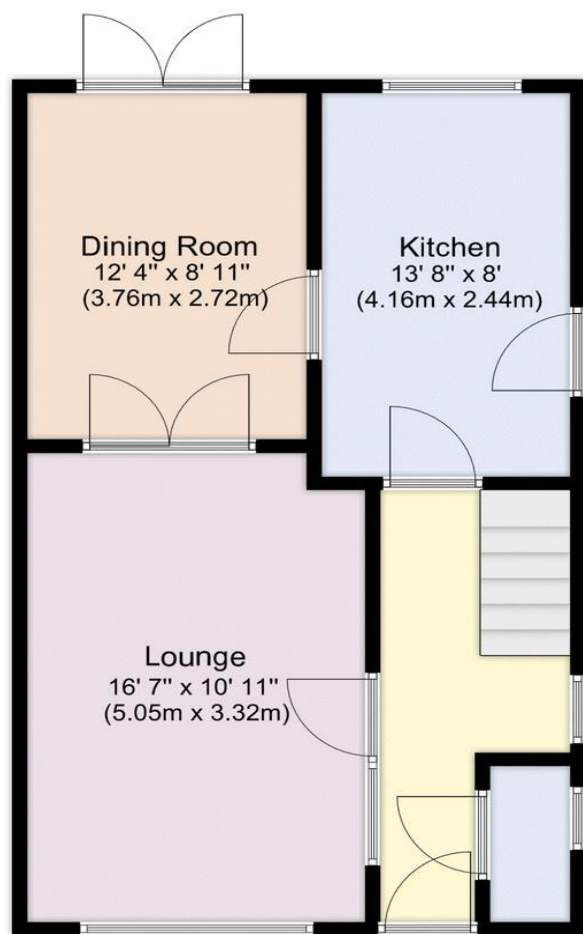
Parking: Driveway and Garage

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

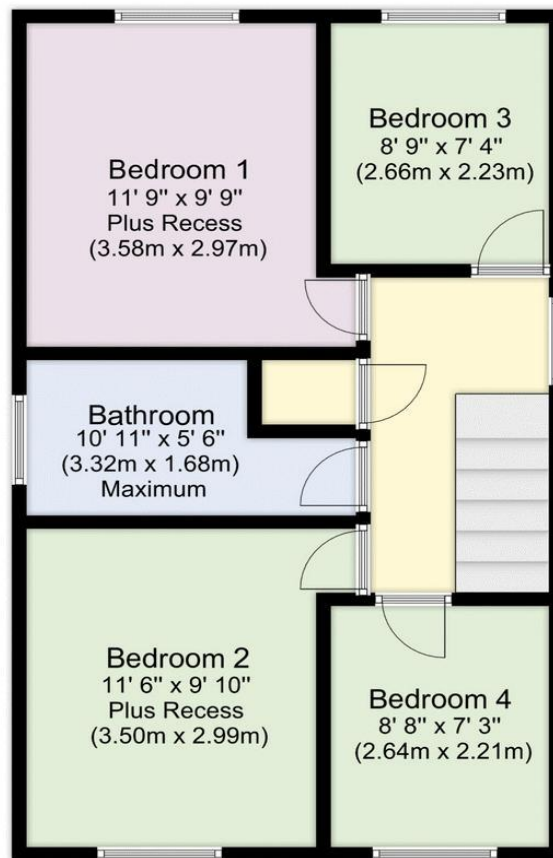
(<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)

Fenwicks Estate Agent has further information as provided by current vendor

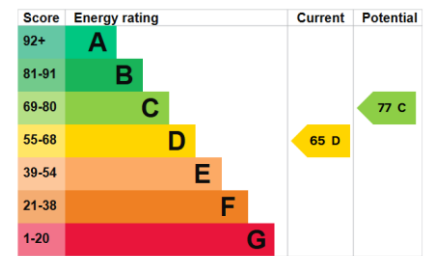




Ground Floor



First Floor



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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

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



£395,000

39 Appleton Road, Catisfield, Fareham, PO15 5QH

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT