

NO ONWARD CHAIN. Three bedroom house with double garage and located within easy reach of Redlands Primary School and Fareham town centre.

The Accommodation Comprises:-
Front door with obscured glazed panels to side into:

Entrance Hall:-
Radiator, textured ceiling, stairs to first floor, under-stairs storage cupboard.

Lounge/Dining Room:- 24' 11" x 12' (7.59m x 3.65m) Maximum Measurements
Double glazed bay window to front elevation, radiator, fireplace, dining area with double glazed sliding patio doors giving access to lean-to sun lounge.

Kitchen:- 9' 3" x 7' (2.82m x 2.13m)
Range of base and eye level units with roll top work surfaces, one and a half bowl sink unit, double oven and grill, hob with extractor hood over, space for fridge freezer.

Sun Lounge:- 15' 6" x 6' (4.72m x 1.83m)
Double glazed windows to rear elevation, polycarbonate ceiling, double glazed door giving access to rear garden, cupboard.

Cloakroom:-
Double glazed window, low level WC.

First Floor Landing:-
Access to loft, textured ceiling, smoke detector.

Bedroom 1:- 14' 8" x 9' 9" (4.47m x 2.97m) Maximum Measurements
Double glazed bay window to front elevation, textured ceiling, wall lights, radiator, fitted wardrobe units.

Bedroom 2:- 12' 5" x 11' 10" (3.78m x 3.60m)
Double glazed window to rear elevation, textured ceiling, radiator, wall mounted gas central heating boiler.

Bedroom 3:- 8' 6" x 6' 1" (2.59m x 1.85m)
Double glazed window to front elevation, radiator, flat ceiling.

Shower Room:- 5' 11" x 5' 11" (1.80m x 1.80m)
Obscured double glazed window to rear elevation, access to loft, tiled, close coupled WC with concealed cistern, wash hand basin, shower cubicle. chrome heated towel rail.

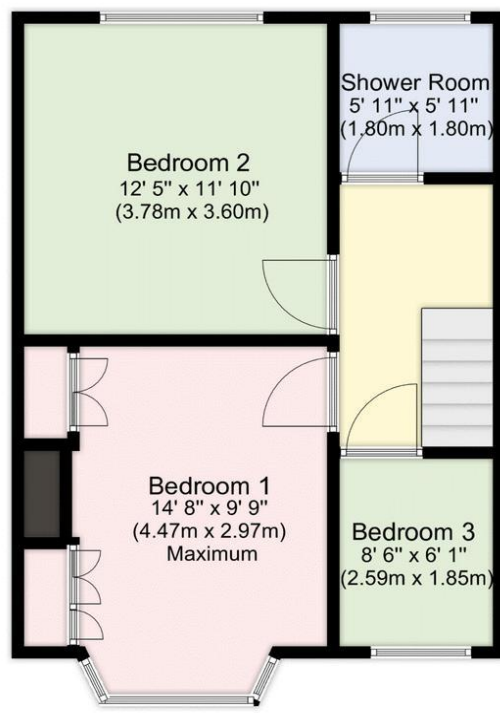
Outside:-
Pathway leads to front door with enclosed front garden. The rear garden is enclosed by brick wall and fence panels with mature apple tree and some shrubs, gate gives pedestrian access to rear. Courtesy door gives access to double garage (20' 5" x 15' 10" (6.22m x 4.82m)) with windows to side and rear, up and over door. The house benefits from owned solar panels.

Material Information
Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Freehold
Property Type: - Terraced House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Garage
Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>
Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?
Fenwicks has further details on request.

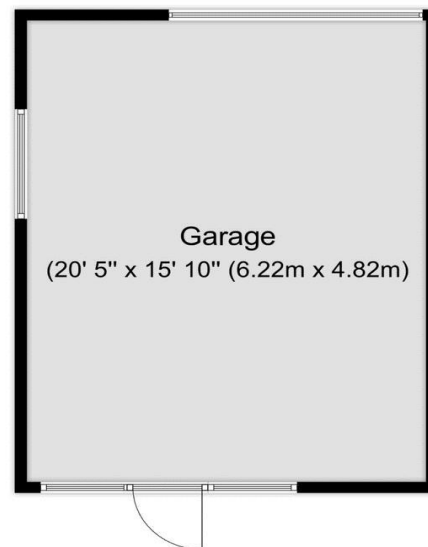




Ground Floor



First Floor



Awaiting EPC

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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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£280,000

93 Mill Road, Fareham, PO16 0TT

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

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