

Four bedroom semi detached house with conservatory, driveway, garage and situated within easy reach of Ranvilles School.

The Accommodation Comprises:-

Door into:

Entrance Hall:- 6' 3" x 2' 11" (1.90m x 0.89m)

Door into:

Cloakroom:-

Double glazed window to side, close coupled WC, wash hand basin.

Lounge/Dining Room:- 28' 1" x 10' 3" (8.55m x 3.12m)

Double glazed window to front, radiators, stairs to first floor, double glazed sliding door to:

Conservatory:- 9' 6" x 9' 3" (2.89m x 2.82m)

Double glazed windows, door giving access to garden.

Kitchen:- 9' 2" x 7' 10" (2.79m x 2.39m)

Double glazed window, range of base and eye level units, one and a half bowl sink unit, space and plumbing for washing machine, dishwasher and tumble dryer, space for fridge freezer, space for oven, extractor hood.

First Floor Landing:-

Access to loft.

Bedroom 1:- 14' 6" x 9' 3" (4.42m x 2.82m)

Double glazed window to front elevation, radiator, sliding doors to wardrobe unit.

Bedroom 2:- 10' 9" x 9' 2" (3.27m x 2.79m)

Double glazed window to rear elevation, radiator.

Bedroom 3:- 8' 11" x 8' 3" (2.72m x 2.51m)

Double glazed window to front elevation, radiator.

Bedroom 4:- 8' 11" x 6' 5" (2.72m x 1.95m)

Double glazed window to rear elevation, radiator.

Bathroom:- 6' 3" x 5' 5" (1.90m x 1.65m)

Double glazed window to side elevation, chrome heated towel rail close coupled WC, wash hand basin, panelled bath with shower over, rail and curtain.

Outside:-

Driveway to the front leads to garage, wooden gate gives pedestrian access to the rear enclosed garden laid mainly to lawn with patio area.

Nota Bene:-

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

Tenure: - Freehold

Property Type: - Semi Detached House

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains.

Sewerage: - Mains

Heating: - Gas Central Heating

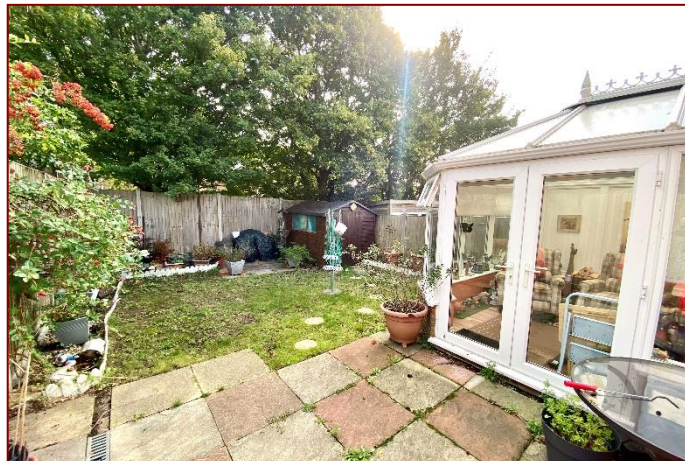
Parking: Driveway and Garage

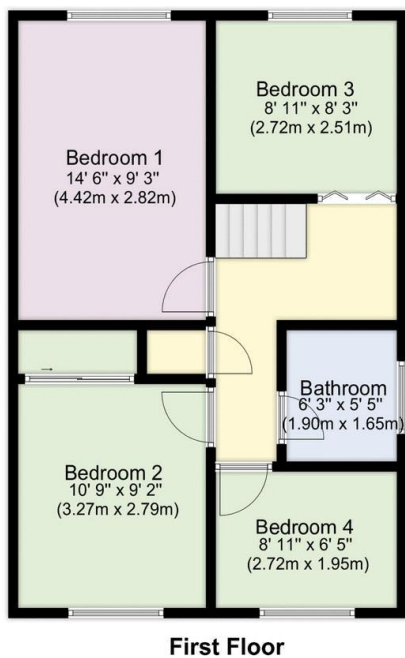
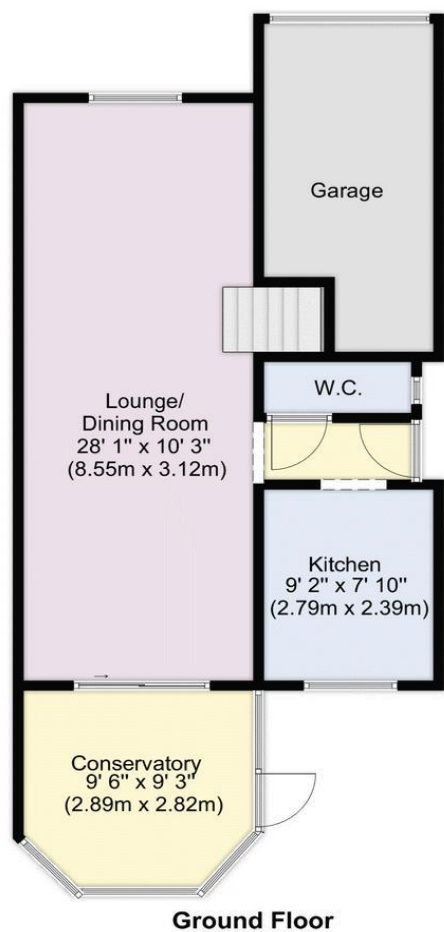
Broadband - Average available download speed for this Postcode of 76MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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.





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.



£350,000
 42 Frogmore, Fareham, PO14 3AU

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

Fenwicks
 THE INDEPENDENT ESTATE AGENT