

NO ONWARD CHAIN. Well proportioned four bedroom detached house with two reception rooms, 25 foot kitchen/dining room, ensuite facility, garage and off road parking.

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Stairs to first floor, storage cupboard.

Cloakroom:-

Close coupled WC with concealed cistern, wash hand basin, partly tiled, tiled floor, radiator.

Lounge:- 13' 10" x 11' 7" (4.21m x 3.53m)

Double glazed French doors with panels to side giving access to garden, radiator.

Kitchen/Dining Room:- 25' 9" x 7' 9" (7.84m x 2.36m)

Double glazed window to front elevation, range of base and eye level units with under-lighting to wall units, one and a half bowl sink unit, tiled floor, fridge and freezer double oven and grill, hob with extractor hood over, dishwasher, washing machine. Dining Area with double glazed French doors giving access to garden.

Study:- 9' 2" x 6' (2.79m x 1.83m)

Double glazed window to front elevation, radiator, door to under-stairs cupboard.

First Floor Landing:-

Stairs to second floor, double opening door to cupboard.

Bedroom 1:- 14' 3" x 10' 11" (4.34m x 3.32m) Maximum Measurements

Double glazed windows to front elevation, radiator, sliding mirror fronted doors to wardrobe unit, door to:

Ensuite Bath and Shower Room:- 9' 2" x 7' 1" (2.79m x 2.16m)

Double glazed window to front elevation, bath with shower over, shower cubicle, chrome heated towel rail, close coupled WC, wash hand basin, flat ceiling inset spot lighting.

Bedroom 2:- 9' 11" x 9' 1" Plus Recess (3.02m x 2.77m)

Double glazed window to rear elevation, radiator, sliding mirror fronted doors to wardrobe unit.

Bedroom 3:- 11' 9" x 7' 2" (3.58m x 2.18m)

Double glazed window to rear elevation, radiator.

Bathroom:- 7' 7" x 6' 3" (2.31m x 1.90m)

Double glazed window to rear, partly tiled, tiled floor, chrome heated towel rail, close coupled WC, wash hand basin, bath, mirror fronted vanity unit, extractor.

Second Floor Landing:-

Double glazed window to front elevation, airing cupboard with boiler.

Bedroom 4:- 24' 8" x 18' 10" (7.51m x 5.74m) Maximum Measurements

Double glazed window to front and side elevations, Velux window to rear, fitted wardrobe and bedroom furniture.

Outside:-

Wooden gate to side gives pedestrian access to the enclosed rear garden with fenced panels to the side, patio area, shrubs and bushes to the borders, shingled area, courtesy door to garage with light and power, parking.

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>

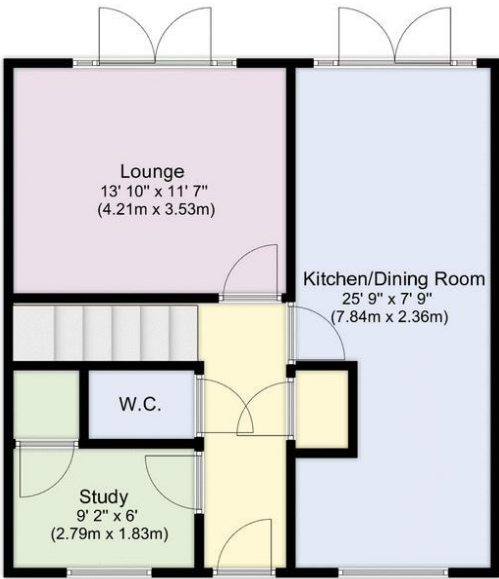
Mobile signal: Unknown. Current black spots - Unknown. Please check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Driveway and Garage

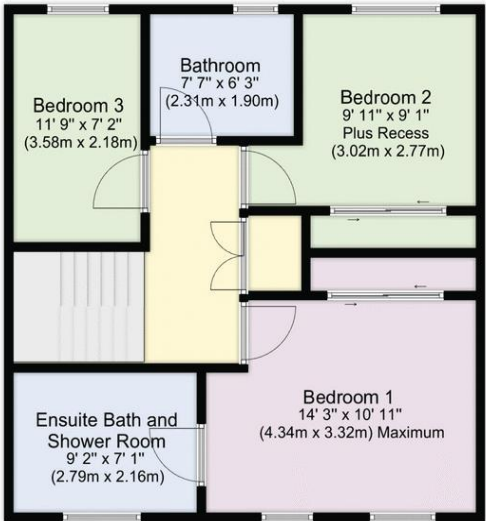
Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agent has further information as provided by current vendor





Ground Floor



First Floor



Second Floor



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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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