

NO ONWARD CHAIN. Three bedroom family house with garage and enjoying a cul-de-sac location within easy reach of Fareham train station and town centre.

The Accommodation Comprises:-

Sliding door with matching panel to side into:

Entrance Porch:-

Door into:

Entrance Hall:- 12' 3" x 6' 6" (3.73m x 1.98m)

Stairs to first floor, under-stairs cupboard, radiator.

Lounge:- 14' 3" x 11' 11" (4.34m x 3.63m)

Double glazed window to front, fireplace, radiator, sliding door into:

Dining Room:- 11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed window to rear, radiator, door into:

Kitchen:- 11' 9" x 8' 9" (3.58m x 2.66m)

Door and windows to rear elevation, sink unit, range of base and eye level units, space for oven, space for washing machine and tumble dryer, space for fridge freezer,

First Floor Landing:-

Access to loft, gas central heating boiler, double glazed window to side.

Bedroom 1:- 14' 3" x 11' 11" (4.34m x 3.63m)

Double glazed window to front elevation, radiator, fitted wardrobes.

Bedroom 2:- 11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed window to rear elevation, radiator, fitted wardrobes.

Bedroom 3:- 11' 9" x 8' 9" (3.58m x 2.66m)

Double glazed window to front elevation, radiator.

Bathroom:- 11' 9" x 8' 9" (3.58m x 2.66m)

Double glazed windows to rear, bath, shower cubicle, close coupled WC, wash hand basin, chrome heated towel rail, tiled.

Outside:-

Front garden with lawns and hedging, pathway leads to front door, gate gives pedestrian access to the side and rear. Rear garden enclosed by fence panels with lawn, shrubs and bushes, pathway leads to the rear with green house, metal shed and garage, covered patio area.

Nota Bene

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

Tenure: - Freehold

Property Type: - Semi-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 1800Mbps:

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/>

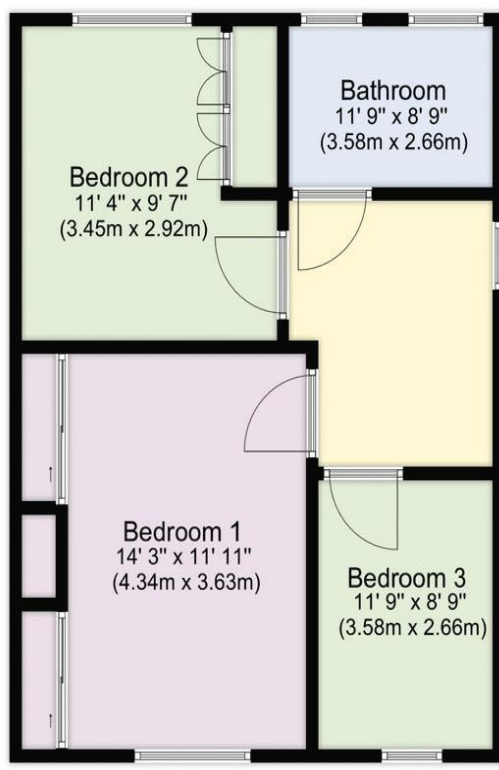
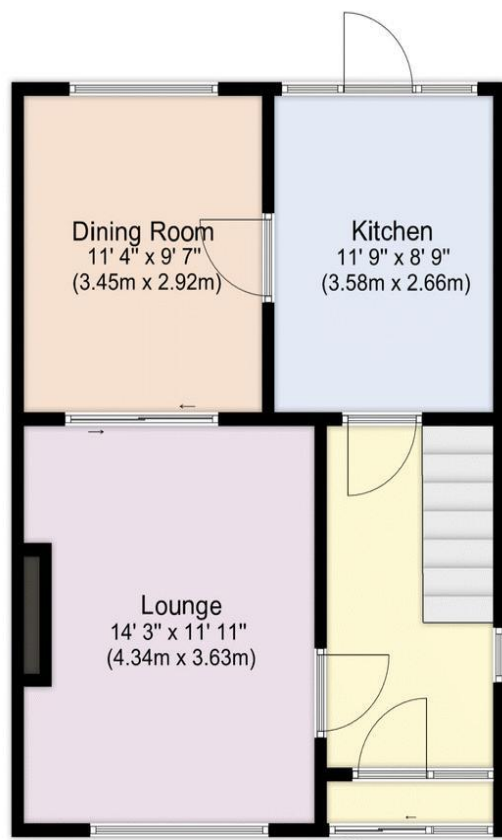
Parking: Garage

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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



£330,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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