

Situated to the north of Fareham, this delightful four bedroom detached family home benefits from two reception rooms, separate utility room, swimming pool, driveway for parking numerous vehicles and garage.

**The Accommodation Comprises:-**  
Front door into:

**Entrance Hall:-**

Stairs to first floor, radiator.

**Lounge:-** 16' 8" x 10' 9" (5.08m x 3.27m)

Double glazed windows to front and side elevations, coving to textured ceiling, radiator.

**Dining Room:-** 15' 11" x 10' 10" (4.85m x 3.30m) Maximum Measurements

Double glazed sliding doors giving access to rear garden, radiators, under-stairs storage cupboard.

**Kitchen:-** 12' 1" x 9' 2" (3.68m x 2.79m) Maximum Measurements

Double glazed window to rear, base and eye level units, one and a half bowl sink unit, space for Range oven, wine rack, space for fridge freezer, dish washer.

**Utility Room:-** 12' 1" x 6' 5" (3.68m x 1.95m) Maximum Measurements

Double glazed window and door to rear, door and window to front elevation, Gas central heating boiler, space for washing machine and tumble dryer, sink unit, work surface, eye level unit.

**Cloakroom:-**

Double glazed window to front elevation, low level WC, sink, tiled.

**First Floor Landing:-**

Double glazed window to side elevation, access to loft, radiator.

**Bedroom 1:-** 16' 9" x 10' 9" Plus Recess (5.10m x 3.27m)

Double glazed windows to front and side elevations, radiator.

**Bedroom 2:-** 13' 8" x 8' (4.16m x 2.44m)

Double glazed window to front elevation, radiator.

**Bedroom 3:-** 10' 9" x 9' 3" (3.27m x 2.82m)

Double glazed window to rear elevation, radiator.

**Bedroom 4:-** 9' 7" x 7' 11" (2.92m x 2.41m)

Double glazed window to rear elevation, radiator.

**Bathroom:-** 7' 9" x 6' 2" (2.36m x 1.88m) Maximum Measurements

Double glazed window to side elevation, close coupled WC, wash hand basin, corner bath with shower over, tiled, heated towel rail, airing cupboard with tank and shelves.

**Outside:-**

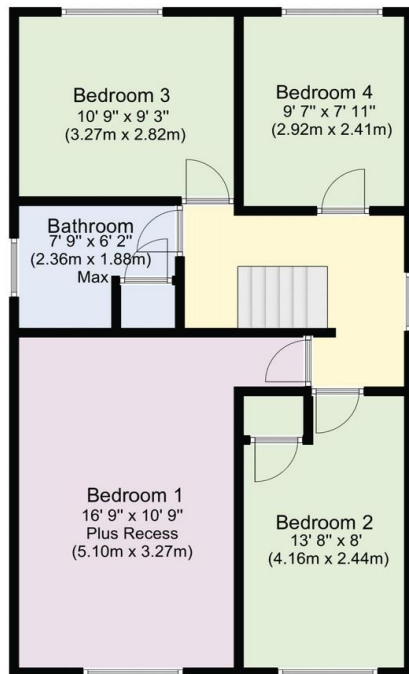
Driveway for parking leads to garage, front garden laid to lawn, gate to side gives pedestrian access to the rear garden which is laid to lawn with patio area and mature shrubs and trees, swimming pool.







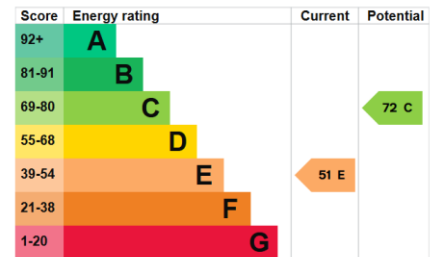
Ground Floor



First Floor

**Material Information:-**

Council Tax Band: - Fareham Borough Council. Tax Band D  
 Tenure: - Freehold  
 Property Type: - Detached House  
 Electricity Supply: - Mains  
 Gas Supply: - Mains  
 Water Supply: - Mains.  
 Sewerage: - Mains  
 Heating: - Gas Central Heating  
 Parking: Driveway and Garage  
 Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 1600 Mps  
 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>)



**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.



Offers in Excess of £500,000  
 1 Potters Avenue, Fareham, PO16 7UE

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
 THE INDEPENDENT ESTATE AGENT