

Enjoying a sought after location in north Fareham, this spacious four bedroom detached house has two reception rooms, conservatory, separate utility room and large driveway for parking numerous vehicles.

The Accommodation Comprises:-
Glazed front door into:

Entrance Porch:- 16' 10" x 4' (5.13m x 1.22m)
Double glazed windows to front and side elevations, tiled floor, door into:

Entrance Hall:- 14' 1" x 7' 5" (4.29m x 2.26m)
Double glazed window to front elevation, stairs to first floor, radiator, door to:

Cloakroom:-
Obscured double glazed window to front elevation, close coupled WC with concealed cistern, wash hand basin inset vanity unit, chrome heated towel rail.

Lounge:- 19' 1" x 12' 8" (5.81m x 3.86m)
Double glazed windows to front and side elevations, 2 radiators, gas fired fireplace.

Dining Room:- 13' 11" x 12' 6" (4.24m x 3.81m)
Double glazed window to side elevation, radiator, double glazed sliding patio door giving access to rear garden, door into conservatory.

Kitchen/Breakfast Room:- 16' 7" x 11' 3" (5.05m x 3.43m)
Double glazed window to rear elevation, flat ceiling inset spot lighting, tiled floor, range of base and eye level units, one and a half bowl sink unit, double oven and grill, hob with extractor hood over, dishwasher, fridge, radiator, door to rear giving access to conservatory, door into:

Utility Room:- 9' 6" x 6' 4" (2.89m x 1.93m)
Double glazed window to rear, glazed door giving access to garden, single bowl stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer and further electrical appliances, storage unit.

Conservatory:- 16' 10" x 9' 9" (5.13m x 2.97m)
Double glazed windows to side and rear elevations, windows and doors built in blinds, under floor heating, folding double glazed doors giving access to garden, wall lights

First Floor Landing:-
Double glazed window to front elevation, access to loft, airing cupboard with cylinder tank and shelves.

Bedroom 1:- 11' 3" x 10' 5" (3.43m x 3.17m)
Double glazed window to rear elevation, radiator, fitted wardrobe units.

Bedroom 2:- 9' 5" x 8' 8" (2.87m x 2.64m)
Double glazed window to rear elevation, radiator.

Bedroom 3:- 11' 3" x 8' 6" (3.43m x 2.59m)
Double glazed window to rear elevation, radiator.

Bedroom 4:- 9' 4" x 7' 9" (2.84m x 2.36m)
Double glazed window to front elevation, radiator.

Bathroom:- 8' 4" x 7' 5" (2.54m x 2.26m) Maximum Measurements
Double glazed window to front elevation, bath with shower over, close coupled WC, shower screen, chrome heated towel rail, tiled, wash hand basin inset vanity unit, flat ceiling inset spot lighting.

Outside:-
Sweeping driveway for parking numerous vehicles leads to garage with up and over door, front garden laid to lawn with mature trees, shrubs and bushes, pathway to the side with vegetable patch. The rear garden is laid to lawn with hedging and shrubs to the borders, patio area, garden shed, greenhouse.

Material Information:-
Council Tax Band: - Fareham Borough Council. Tax Band E
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>)?
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.



£650,000
1A Kiln Road, Fareham, PO16 7UA

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

Fenwicks
THE INDEPENDENT ESTATE AGENT