

Extended four bedroom family home offering versatility with parking for numerous vehicles, two shower rooms, kitchen/breakfast room and situated within easy reach of local schools.

The Accommodation Comprises:-

Glazed front door with matching panels to side into:

Entrance Porch:-

Door into:

Entrance Hall:-

Stairs to first floor, radiator, door into:

Lounge:- 13' 9" x 11' 5" (4.19m x 3.48m)

Double glazed window to front elevation, fireplace, radiator.

Dining Room:- 11' 8" x 9' 6" (3.55m x 2.89m)

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

Inner Hallway:-

Space and plumbing for washing machine and tumble dryer, space for fridge freezer. Door into:

Shower Room:- 7' 2" x 5' 7" (2.18m x 1.70m)

Double glazed window to rear elevation, radiator, close coupled WC, wash hand basin, shower, partly tiled.

Kitchen/Breakfast Room:- 14' 8" x 10' 4" (4.47m x 3.15m)

Double glazed window to side elevation, double glazed French doors giving access to garden, long-line radiator, range of base and eye level units with roll top work surfaces, one and a half bowl stainless steel sink unit, space for double oven and grill and hob with extractor hood over, space for dishwasher and further electrical appliances.

Bedroom 4:- 16' x 10' 2" (4.87m x 3.10m) Maximum Measurements

Double glazed window to side elevation, radiator.

First Floor Landing:-

Double glazed window to side elevation, access to loft.

Bedroom 1:- 13' 9" x 10' 2" (4.19m x 3.10m)

Double glazed window to front elevation, radiator, door to cupboard with shelves.

Bedroom 2:- 11' 8" x 10' (3.55m x 3.05m)

Double glazed window to rear elevation, radiator.

Bedroom 3:- 10' 5" x 7' 1" (3.17m x 2.16m)

Double glazed window to front elevation, radiator.

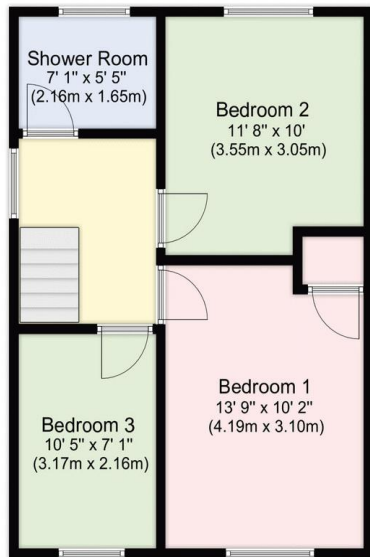
Shower Room:- 7' 1" x 5' 5" (2.16m x 1.65m)

Double glazed window to rear elevation, shower, close coupled WC, wash hand basin, chrome heated towel rail, extractor fan.

Outside:-

Driveway to the front for parking, double opening wooden gates gives vehicle access to further parking to the side of the house. Enclosed rear garden with lawns, raised wooden decking, pergola, patio area, greenhouse, garden shed.





Material Information:-

Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Freehold
Property Type: - Semi-Detached House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Driveway
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>)?

Awaiting EPC

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.



DRAFT DETAILS

£375,000
35 Beaumont Rise, Fareham, PO15 6HX

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

Fenwicks
THE INDEPENDENT ESTATE AGENT