

Two bedroom end of terrace house with modern kitchen, delightful rear garden, parking and close to Fareham town centre, local schools and train station.

The Accommodation Comprises:-
Front door into:

Lounge:- 10' 11" x 10' 5" (3.32m x 3.17m)
Double glazed window to front, long line radiator, fireplace.

Kitchen:- 10' 2" x 7' 11" (3.10m x 2.41m)
Double glazed window to rear, range of base and eye level units, Butler sink, oven and grill, hob, extractor hood, fridge and freezer, underfloor heating stairs to first floor.

Inner Hall:-
Door to rear garden, folding doors to airing cupboard with boiler and shelves, plumbed for washing machine.

Bathroom:- 6' 5" x 5' 6" (1.95m x 1.68m)
Double glazed window to rear, bath with shower over, rail and curtain, close coupled WC, wash hand basin.

First Floor Landing:-
Access to loft.

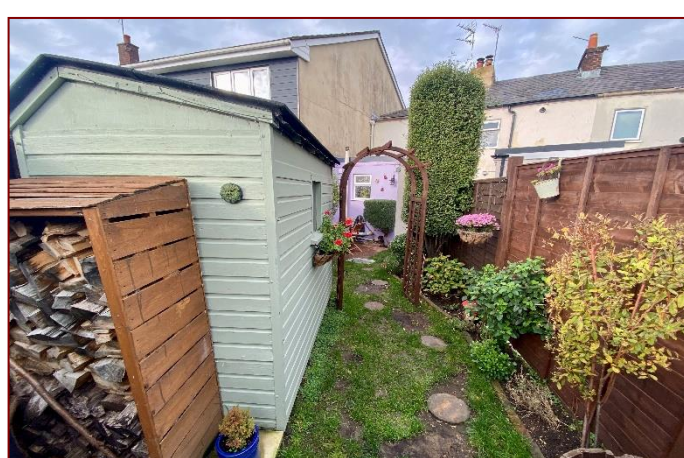
Bedroom 1:- 10' 11" x 10' 5" (3.32m x 3.17m)
Double glazed window to front, radiator.

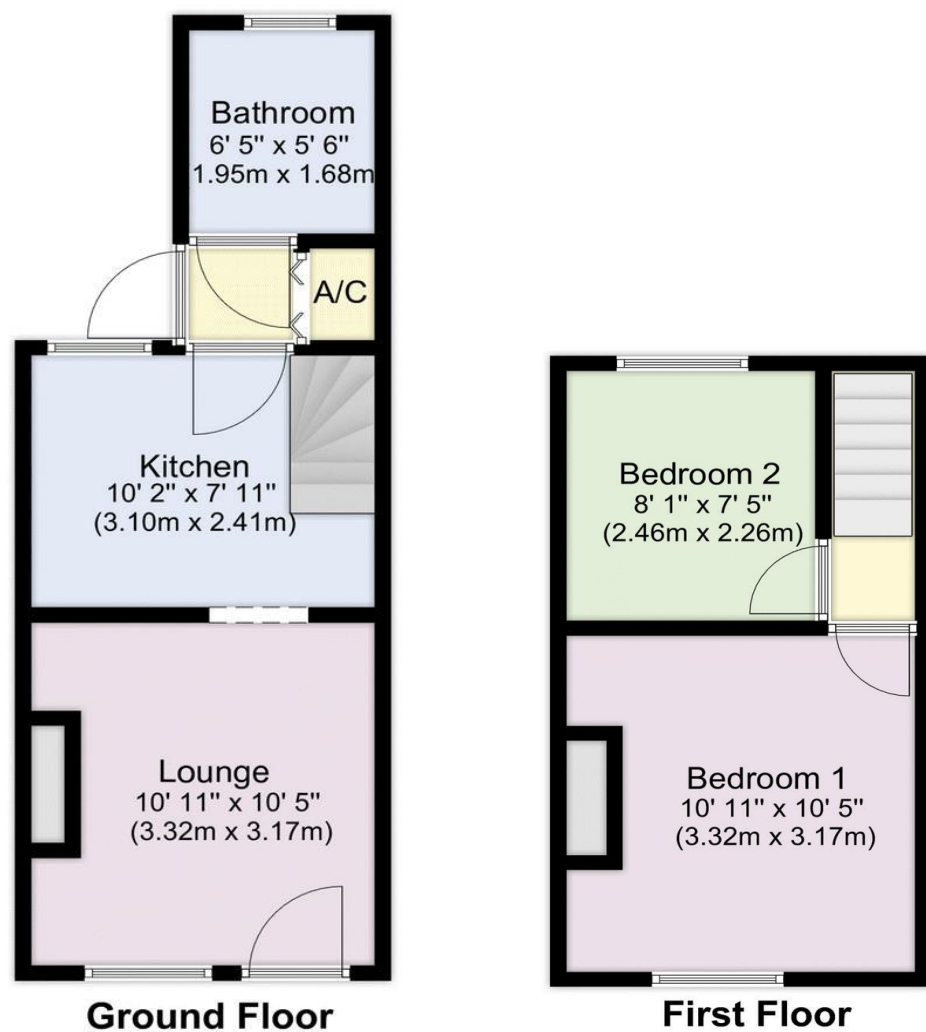
Bedroom 2:- 8' 1" x 7' 5" (2.46m x 2.26m)
Double glazed window to rear, radiator, access to loft.

Outside:-
Enclosed rear garden laid to lawn, bordered by fence, patio, some shrubs to the borders, garden shed, wooden gate to rear leads to parking space.

Material Information:-

Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Freehold
Property Type: - End of Terrace House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Parking Space
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>)?





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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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£260,000
31 Mill Road, Fareham, PO16 0TH

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

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