

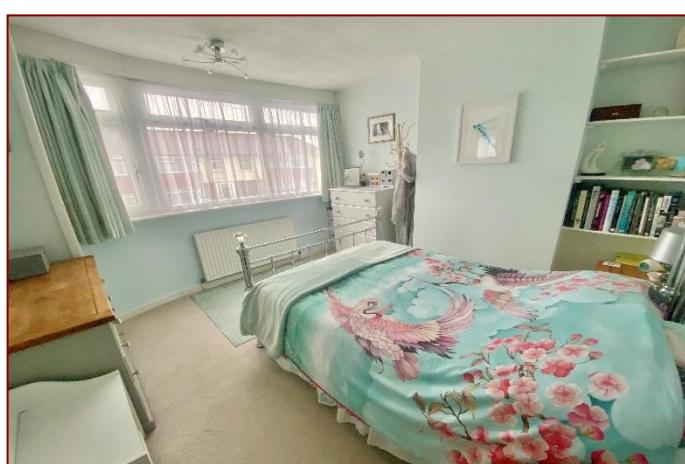
- Well Presented Three Bedroom Family Home
- Within Easy Walking Distance of Wallisdean Junior School and Fareham Academy Senior School
- Lounge
- Conservatory
- Kitchen/Dining Room
- Cloakroom/Utility
- Shower Room
- Gas Central Heating & Double Glazing
- Delightful Enclosed Rear Garden
- Driveway for Off Road Parking

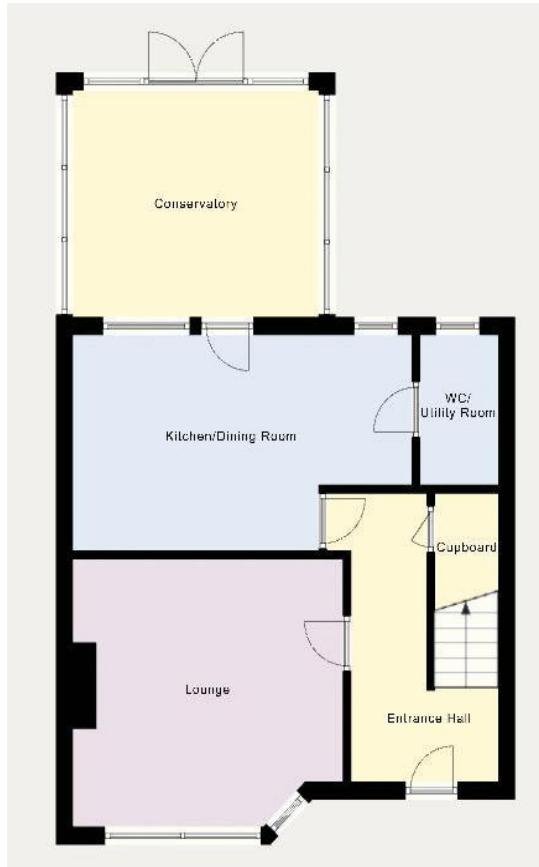
**The Accommodation Comprises:-**

Composite glazed front door into:

**Entrance Hall:-**

Inset spotlight, stairs to first-floor, radiator, under-stairs storage cupboard housing consumer unit and meters.





#### Material Information

Council Tax Band: - Fareham Borough Council. Tax Band C  
 Tenure: - Freehold  
 Property Type: - Terraced House  
 Electricity Supply: - Mains  
 Gas Supply: - Mains  
 Water Supply: - Mains  
 Sewerage: - Mains  
 Heating: - Gas Central Heating  
 Broadband - Currently supplied by BT. Average available download speed for this Postcode of 1600MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>  
 Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>  
 Parking: Driveway  
 Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?  
 Fenwicks Estate Agents has further information as provided by current vendor

Awaiting EPC

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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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£329,995

18 Fairfield Avenue, Fareham, PO14 1EB

\*DRAFT DETAILS\*

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

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THE INDEPENDENT ESTATE AGENT