

- **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.

**Lounge:-** 13' 1" x 11' (3.98m x 3.35m)  
Double glazed part bay window to front elevation, radiator, fireplace.

**Kitchen:-** 16' 4" x 9' 10" (4.97m x 2.99m) **Maximum Measurements**  
UPVC double glazed window and door to conservatory, fitted with a range of base cupboard and matching eye level units, solid wood work surface, space for range style oven, extracted over, integrated dishwasher sink unit with mixer tap, space for fridge freezer and space for further under counter appliances, door to:

**WC and Utility Room:-**  
UPVC double glazed obscured window to rear elevation, extractor fan, close coupled WC, wash hand basin inset vanity unit, recess and plumbing for washing machine with space for tumble dryer above.

**Conservatory:-** 11' 1" x 10' 5" (3.38m x 3.17m)  
Glass roof, UPVC double glazed windows and double opening doors to rear garden, radiator.

**First Floor Landing:-**  
Access to loft space.

**Bedroom 1:-** 11' 7" x 11' 1" (3.53m x 3.38m) **Maximum Measurements**  
UPVC double glazed half bay window to front elevation, radiator, shelving to recess.

**Bedroom 2:-** 11' 1" x 10' (3.38m x 3.05m)  
Picture rail, UPVC double glazed window to rear elevation with delightful views over gardens to rear.

**Bedroom 3:-** 8' 1" x 7' (2.46m x 2.13m)  
UPVC double glazed window to front elevation, radiator.

**Shower Room:-** 8' x 5' 1" (2.44m x 1.55m)  
Obscured UPVC double glazed windows to rear elevation, superbly refitted with a modern suite comprising: close coupled WC, shower cubicle with mains shower, wash hand basin inset vanity unit, shower with handheld shower attachment and rainfall shower head, storage cupboard with slatted shelving, ladder-style radiator.

**Outside:-**  
Delightful rear garden is enclosed by wood panelled fencing and primarily laid to lawn with a fine array of flowers and shrubs to borders with arch leading to a further single garden patio and seating area, timber shed with windows, power, light and heating connected. Beyond is a further paved area and additional storage shed and a greenhouse. Gate to the rear of the garden provides access where there is a service road leading in from St Michael's Grove.







#### 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*

**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.



£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)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT