

## £252,000

### Green Walk, Fareham, PO15 6AZ

**DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct**



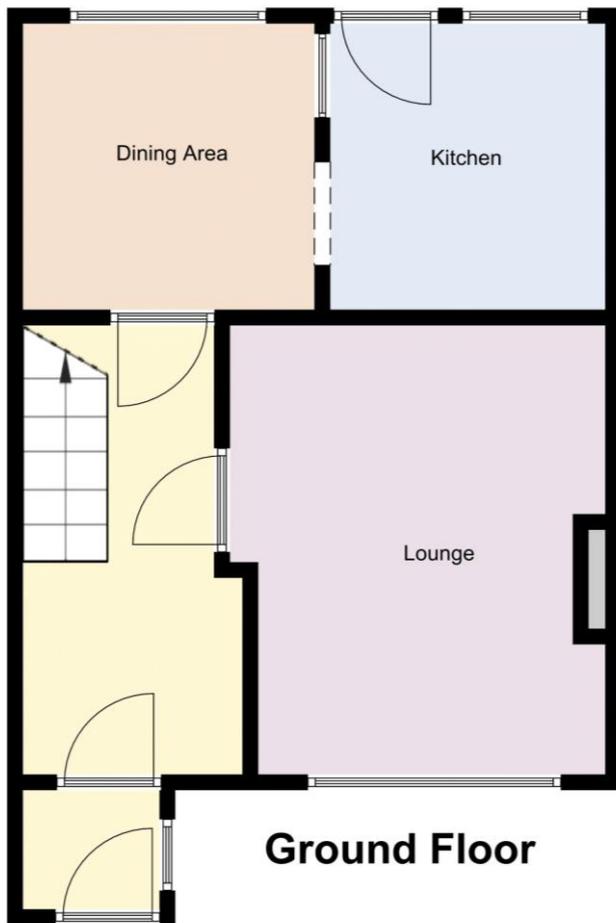
- Three Bedroom Terraced Family Home
- Entrance Hall
- Lounge
- Kitchen/Diner
- Family Bathroom
- Cloakroom
- Enclosed rear garden
- Close proximity to Orchard Lea Primary School
- Garage and parking to rear
- NO ONWARD CHAIN
- Energy Efficiency Rating: TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

Property Reference : F1730

Council Tax Band: C

Floor Plans ( For illustrative purposes and not drawn exactly to scale)



## The Accommodation Comprises:-

Front door with obscure double-glazed panel with leaded-light stained glass inset into: -

## Entrance Porch:-

Obscured glazed door with matching side panel into: -

## Entrance Hall:-

Stairs to first floor, radiator, dado rail.

## Lounge:-

14' 1" x 11' 9" (4.29m x 3.58m) Maximum Measurements

Double glazed window to front elevation, radiator, coving to ceiling, fireplace with marble style inset and matching raised hearth with coal effect gas fire inset, with Baxi central heating boiler.



## Kitchen/Diner:-

8' 10" x 8' 4" (2.69m x 2.54m)

Double glazed window overlooking garden, double glazed door giving access to garden. Range of base and eye level units with roll-top work surfaces with tiled surround, underlighting to wall units, single drainer sink unit with mixer tap, gas hob with extractor over, split-level oven and grill, recess for fridge/freezer, washing machine and slimline dishwasher, tiled floor, coving to ceiling, arch to:-



## Dining Area:-

9' x 8' 10" (2.74m x 2.69m)

Double glazed window enjoying views of the garden, radiator, space for table and chairs, under stairs cupboard.



## First Floor:-

## Landing:-

Access to loft, smoke detector.

## Bedroom 1:-

14' 9" x 9' 8" (4.49m x 2.94m) Maximum Measurements

Double glazed window overlooking the green beyond, double radiator, mirror-fronted sliding doors to fitted wardrobe unit.



**Bedroom 2:-**  
11' 0" x 7' 9" (3.35m x 2.36m) Maximum Measurements

Double glazed window to rear, radiator, double opening doors to wardrobe unit.



**Bedroom 3:-**  
8' 3" x 8' 2" (2.51m x 2.49m)

Double glazed window to front overlooking green beyond, radiator, over stairs cupboard.



**Bathroom:-**

6' 3" x 5' 7" (1.90m x 1.70m)

Obscured double glazed window to rear, panelled bath with Mira shower over, rail and curtain, pedestal wash hand basin, radiator, coving to ceiling, partly tiled.



**Cloakroom:-**

Obscured double glazed window, close-coupled WC, coving to ceiling.

**Outside:-**

Fencing to the front with wooden gate giving pedestrian access to the front door. Shingled area and lawns for ease of maintenance. Enclosed rear garden with patio, water tap, steps lead to lawned area, wooden gate giving pedestrian rear access, parking to the rear, garage and courtesy door into the garden.



**Notes:-**

We understand that the vendor has planning permission for a double garage to be erected, if required. NO ONWARD CHAIN.

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