

£252,000

Green Walk, Fareham, PO15 6AZ

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



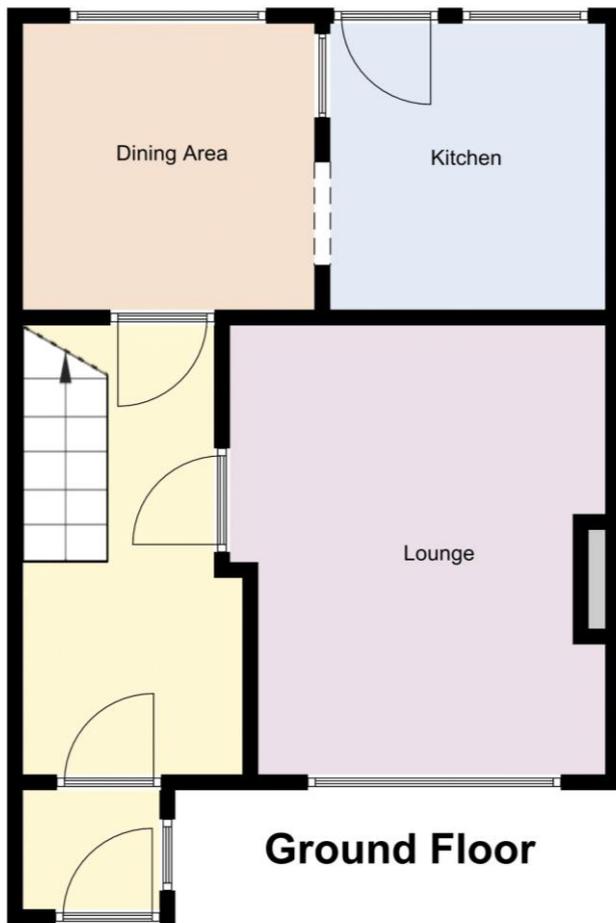
- Three Bedroom Terraced Family Home
- Entrance Hall
- Lounge
- Kitchen/Diner
- Family Bathroom
- Cloakroom
- Enclosed rear garden
- Close proximity to Orchard Lea Primary School
- Garage and parking to rear
- NO ONWARD CHAIN
- Energy Efficiency Rating: TBC

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.

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