

**NO ONWARD CHAIN.** Situated close to Uplands Primary School, this is a spacious four bedroom detached family home with garage, long driveway, conservatory and a delightful garden enjoying a southerly aspect.

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Radiator, obscured double glazed window to side, stairs to first floor, meters concealed in wall unit.

**Cloakroom:-**

Obscured double glazed window to rear, close coupled WC, pedestal wash hand basin, tiled, cupboard for cloak hanging storage, gas central heating boiler.

**Lounge:- 18' 1" x 11" (5.51m x 3.35m)**

Double glazed window to front elevation, radiator, ornamental brick fireplace with gas fire (not tested) and raised tiled hearth.

**Dining Room:- 12' 6" x 8' 1" (3.81m x 2.46m)**

Double glazed window to side elevation, radiator.

**Kitchen:- 11' 9" x 8' 11" (3.58m x 2.72m)**

Double glazed windows to rear, range of base and eye level units with roll top work surfaces with tiled surround, one and a half bowl sink unit with mixer tap, split-level oven and grill, under-lighting to wall units, gas hob, recess for refrigerator, dishwasher, radiator. Door into:

**Conservatory:- 14' 7" x 13' 9" (4.44m x 4.19m) Maximum Measurements**

Double glazed with tiled floor, double opening doors giving access to garden.

**First Floor Landing:-**

Radiator, access to loft, window to side elevation, cupboards with shelves, smoke detector.

**Bedroom 1:- 11' 10" x 10' 1" (3.60m x 3.07m)**

Double glazed window to front elevation, radiator, full width wardrobe units.

**Bedroom 2:- 11' 2" x 11' (3.40m x 3.35m)**

Double glazed window, double radiator,

**Bedroom 3:- 12' 6" x 6' 1" (3.81m x 1.85m)**

Double glazed window to front, fitted wardrobe unit, radiator.

**Bedroom 4:- 8' 10" x 6' 8" (2.69m x 2.03m)**

Double glazed window to rear, radiator, further to window to side.

**Shower Room:- 6' 1" x 5' 8" (1.85m x 1.73m)**

Double glazed window, close coupled WC with concealed cistern inset vanity unit, walk in shower cubicle.

**Outside:-**

Long driveway leads to the garage with up and over door and courtesy door to side. Lawns to the front with shrubs, gate gives pedestrian access to the rear garden with patio extending to the side, water tap, delightful enclosed rear garden with shrubs and trees to the borders. Greenhouse to the rear of the garage.

**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band E

Tenure: - Freehold

Property Type: - Detached House

Property Construction: - Traditional

Electricity Supply: - Mains,

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

Broadband - Unknown. Average available download speed for this

Postcode of 24MPS: Potential broadband speeds - 1800MPS

<https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks -

<https://checker.ofcom.org.uk/>

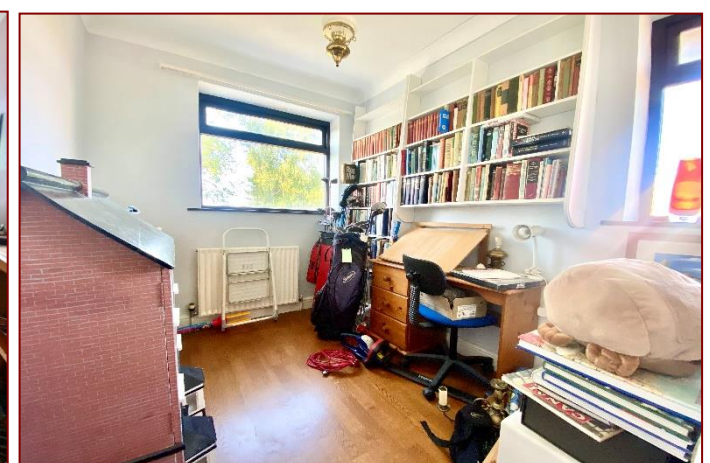
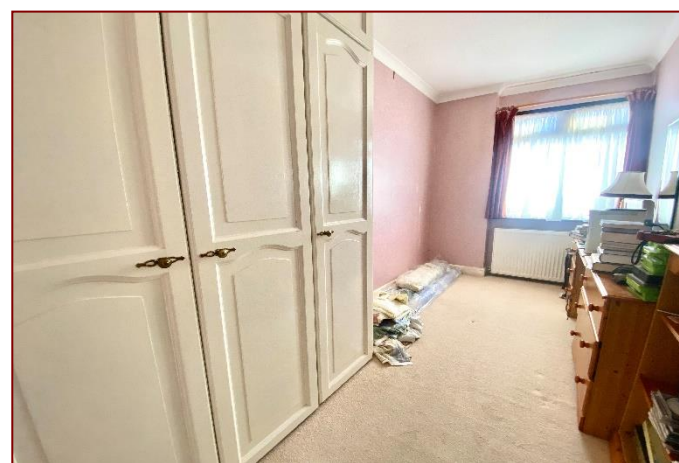
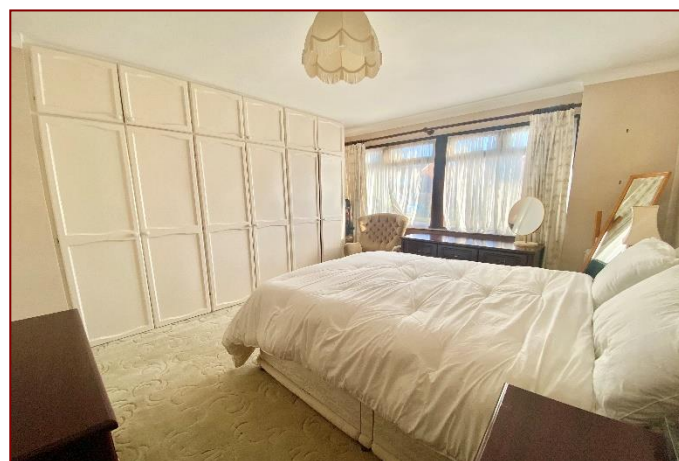
Parking: Driveway and Garage

Flood Risk: - Check at the Environment Agency's website

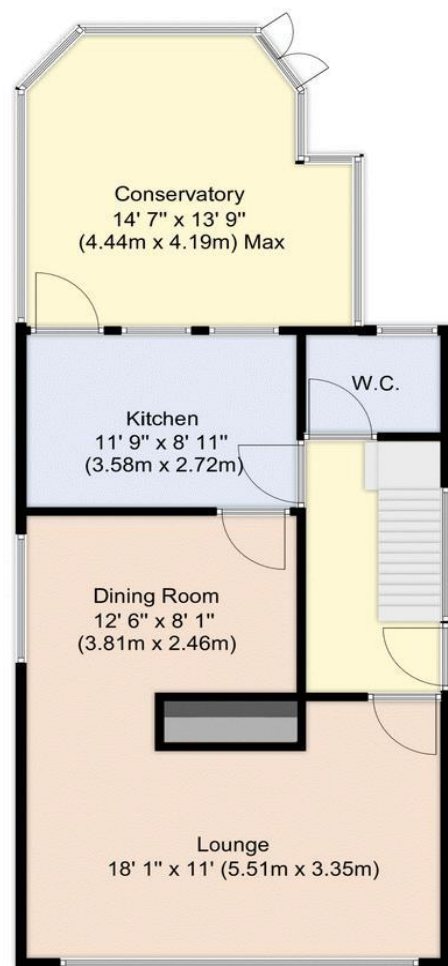
(<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current

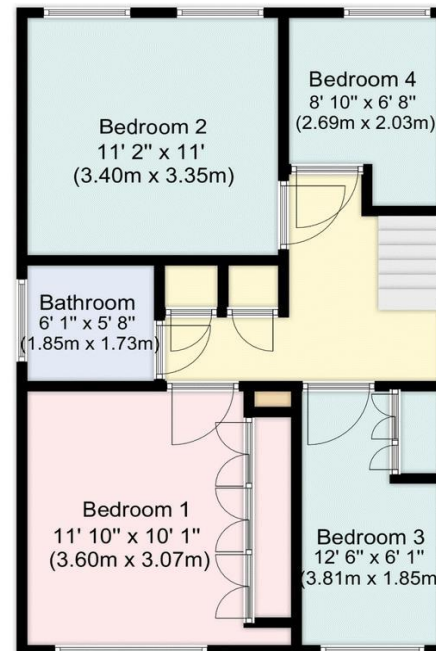
vendor



Awaiting EPC



Ground Floor



First Floor

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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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\*DRAFT DETAILS\*

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