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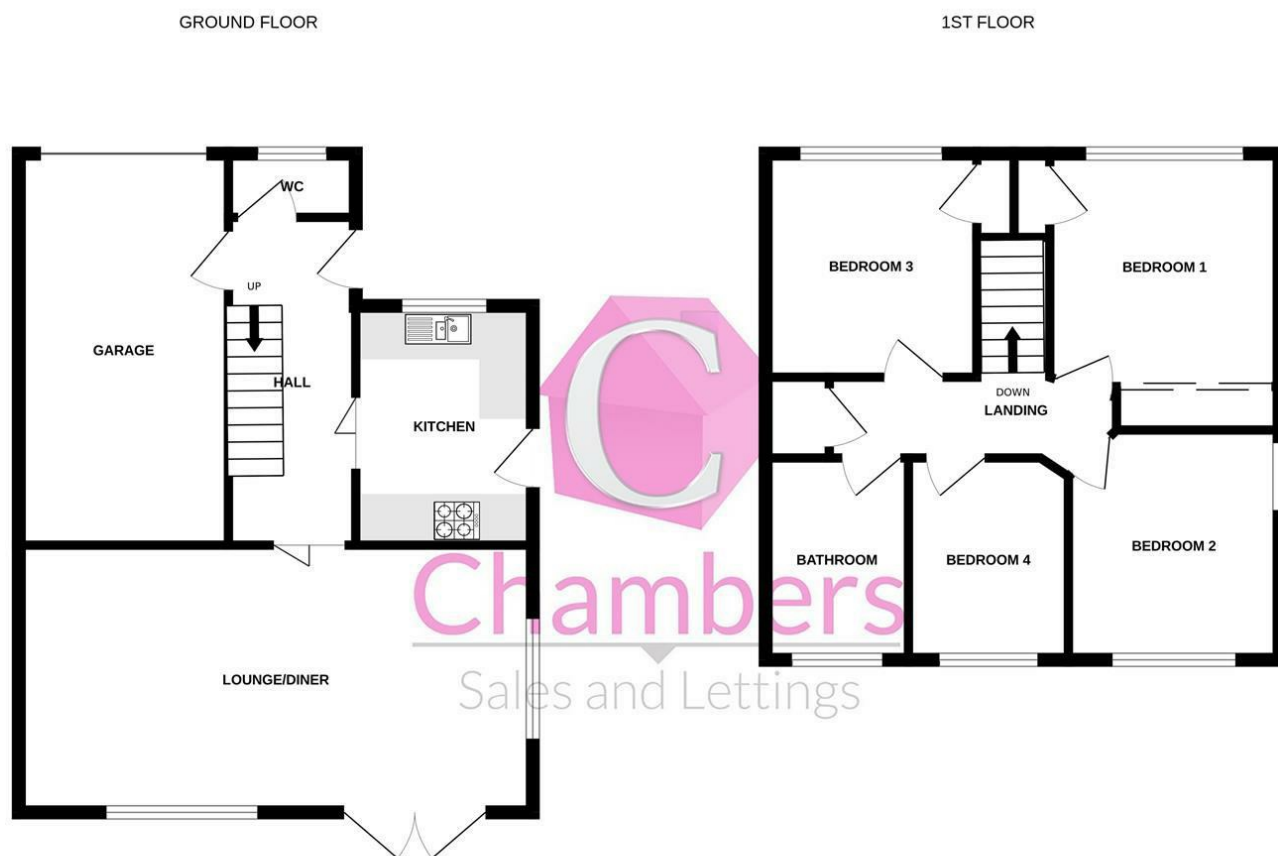
<https://www.chambersestateagency.com/>

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Beechcroft Close
Catisfield, Fareham
PO15 5NJ

01329665700

Stubbington



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 Beechcroft Close

Catisfield,
Fareham

PO15 5NL

Offers Over £343,000
Freehold



We are delighted to present to the market this fantastic four bedroom end of terrace family home located in the sought after area of Catisfield. The accommodation comprises of hallway, downstairs cloakroom, refitted kitchen, a spacious 21ft lounge/diner, four well proportioned bedrooms and a family bathroom. Outside there is a very private, sunny rear garden complete with hot tub and pergola. The front driveway is block paved to provide off road parking for numerous vehicles. which leads tyo the single garage. Please call Chambers to avoid missing out on this great size family home.

Entrance Hallway

Accessed via a composite front door, wood flooring, radiator, stairs with a brass rod ballustrade to first floor, access to understairs storage cupboard, access to cloakroom, kitchen, lounge/diner and internal door to garage.

Downstairs Cloakroom

Double glazed window to front elevation, WC, inset sink with vanity storage unit, Worcester boiler (replaced in 2020) in concealed cupboard, ceramic tiled floor.

Kitchen

10'2" x 8'3" (3.10 x 2.54)

Double glazed window to front elevation, fitted white gloss wall and base units, inset sink unit with mixer tap, integrated four burner gas hob, Smeg eye level oven and Smeg Combination microwave, integrated fridge/freezer, space for washing machine, plumbing for dishwasher, ceramic tiled floor, UPVC door to rear garden.

Lounge/Diner

21'11" x 10'10" (6.70 x 3.32)

Double glazed window and French doors to rear garden, wood flooring, recess for fire , radiator.

First Floor Landing

Access to partly boarded loft with fitted ladder and light, access to shelved airing cupboard, doors to all four bedrooms and family bathroom.

Master Bedroom

11'3" x 10'5" (3.45 x 3.20)

Double glazed window to front elevation, built in wardrobe, radiator.

Bedroom Two

9'9" x 8'11" (2.99 x 2.73)

Double glazed windows to side and rear elevations, radiator.

Bedroom Three

9'5" x 8'0" (2.88 x 2.46)

Double glazed window to front elevation, built in wardrobe, radiator.

Bedroom Four

8'7" x 6'11" (2.64 x 2.12)

Double glazed window to rear elevation, radiator.

Family Bathroom

Fitted with a white suite comprising of panel bath with electric shower, pedestal wash hand basin, WC, chrome heated towel, ceramic tiled floor, radiator, extractor fan.

Front Driveway

Laid to block paving offering off road parkig for several vehicles, side access gate.

Rear Garden

Area immediately behind house laid to patio, fully fence and brick wall enclosed, Hot Tub (negotiable) with wooden pergola over, outside tap. This garden offers a high degree of privacy and seclusion and has a sunny aspect.

Single Garage

17'5" x 8'11" (5.32 x 2.72)

With up and over door, power and light, door to hallway.

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Beechcroft Close

Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : C

Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/>

The vendor has experienced no flooding in the past 5 years
The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.asp>

