

GUIDE PRICE

£490,000-£500,000

5 Partridge Close

Fareham, PO16 8YF

This wonderful four bedroom family home is positioned in a quiet cul-de-sac in close proximity to Cams Hill Secondary School. The internal accommodation comprises an entrance hallway, cloakroom, fitted kitchen, utility room with personal door to garage, lounge, dining room and a conservatory. To the first floor, there are four bedrooms, a modernised family bathroom and a modern fitted en-suite shower room to the main bedroom. Outside, there is driveway parking for two cars, an integral garage and a well-maintained rear garden with side pedestrian access. The current owners also have architect's drawings and planning consent for a proposed extension, which can be passed on to the new owner, offering further potential to enhance the property. Portchester shoreline is a short walk away, with cafés and open playing fields nearby. All-in-all, we feel this is a superb opportunity and a private viewing is highly recommended.

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2 
2 





LOUNGE 14' 4" x 10' 9" (4.37m x 3.30m)

DINING ROOM 10' 6" x 9' 4" (3.22m x 2.86m)

KITCHEN 10' 6" x 10' 2" (3.22m x 3.10m)

UTILITY ROOM 9' 5" x 5' 7" (2.89m x 1.71m)

WC 5' 10" x 2' 10" (1.78m x 0.88m)

LANDING

BEDROOM ONE 12' 2" x 9' 10" (3.71m x 3.0m)

ENSUITE 3' 1" x 8' 1" (0.95m x 2.48m)

BEDROOM TWO 9' 6" x 9' 11" (2.90m x 3.03m)

BEDROOM THREE 9' 5" x 8' 7" (2.89m x 2.64m)

BEDROOM FOUR 8' 11" x 7' 1" (2.74m x 2.18m)

BATHROOM 6' 5" x 6' 9" (1.98m x 2.07m)

REAR GARDEN

DRIVEWAY

INTEGRAL GARAGE 18' 5" x 8' 0" (5.63m x 2.46m)



GROUND FLOOR

1ST FLOOR



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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