



Addison
ESTATE AGENTS



3 Whinchat Close, Fareham, Hampshire, PO15 6LR
£319,950 Freehold

Situated within a small and quiet cul-de-sac of just 17 homes, this beautifully presented three-bedroom house offers well-balanced accommodation, a generous garden and the added benefit of newly installed solar panels, improving energy efficiency and reducing running costs.

The property is approached via an entrance area which provides access to the lounge, downstairs cloakroom and stairs to the first floor. The lounge is light and airy, flowing seamlessly into the dining area, creating an open-plan feel ideal for modern living. The dining room enjoys double doors opening onto the rear garden, while the contemporary kitchen is also positioned to the rear with additional access outside.

Upstairs, the property offers three well-proportioned bedrooms along with a modern family bathroom.

A standout feature of the home is the private and generously sized rear garden, which benefits from a desirable westerly aspect, perfect for afternoon and evening sun. The garden also offers pedestrian rear access leading conveniently to the start of the road.

To the front, there is allocated parking positioned directly in front of the single garage with power, along with a number of visitor parking bays within the close.

Whinchat Close is ideally located within walking distance of local bus routes and Fareham town centre, offering a wide range of amenities, mainline rail links and convenient access to the A27, M27 and M3.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

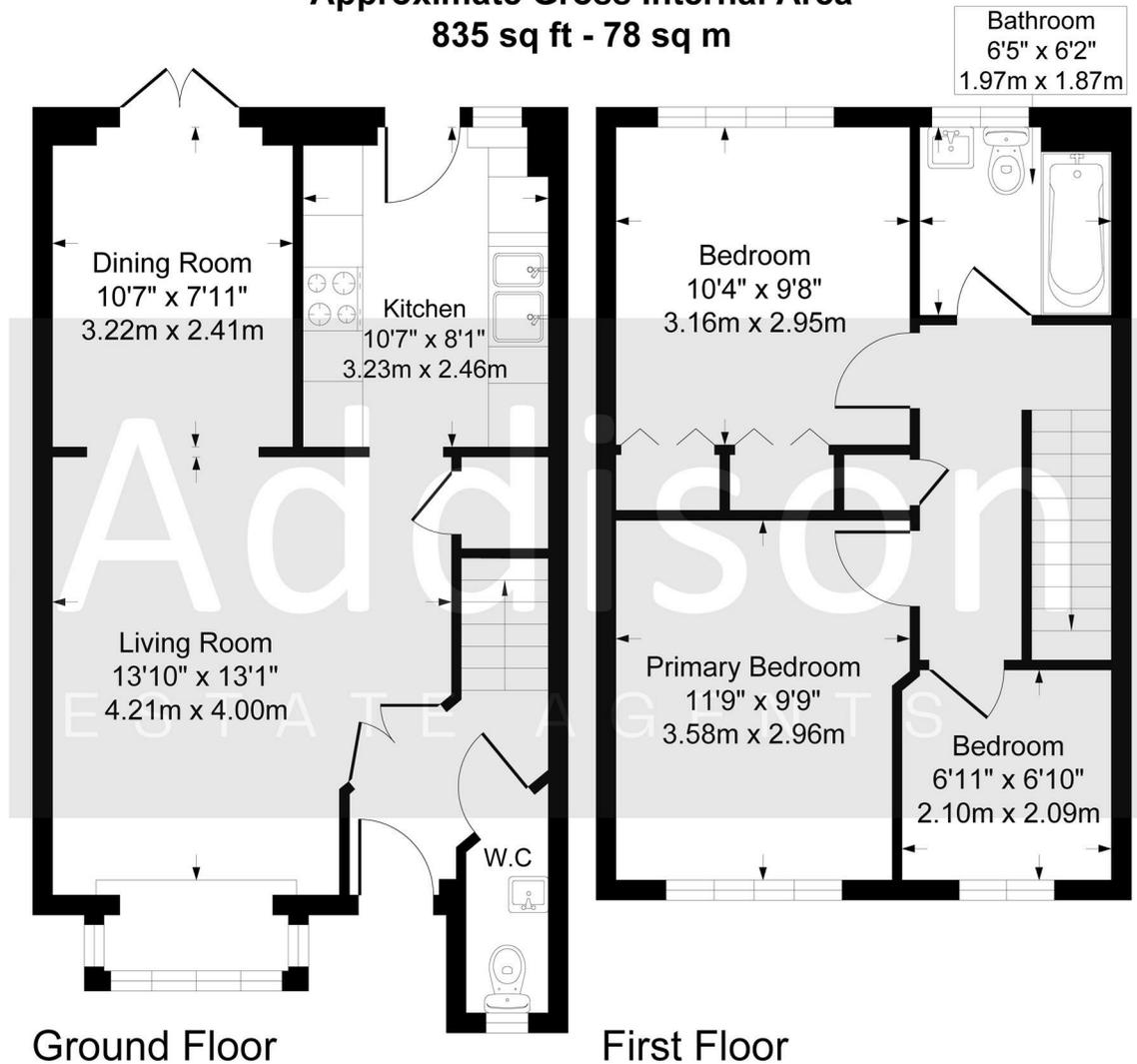
Further Information

Local Council:

Council Tax Band:

C

Approximate Gross Internal Area
835 sq ft - 78 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

- Situated in a quiet cul-de-sac of just 17 homes
- Beautifully presented three-bedroom house
- Newly installed solar panels improving energy efficiency and running costs
- Light and airy lounge opening into a dining area with garden access
- Modern kitchen with additional access to the rear garden
- Downstairs cloakroom and welcoming entrance area
- Three well-proportioned bedrooms and a modern family bathroom
- Generous private rear garden with desirable westerly aspect
- Allocated parking in front of a single garage plus visitor parking nearby
- Walking distance to Fareham town centre, rail links, bus routes and easy access to A27, M27 and M3



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01489 668 999



sales@addisonestateagents.co.uk



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