

**NO ONWARD CHAIN. Extended three bedroom family home with off road parking, garage, delightful enclosed rear garden enjoying a southerly aspect and conveniently located close to schools and town centre.**

**The Accommodation Comprises:-**

Front door with obscured double glazed panels inset into:

**Entrance Porch:-**

Obscured double glazed window to side elevation, door into:

**Lounge/Dining Room:- 24' 4" x 13' 9" (7.41m x 4.19m) Maximum Measurements**

Double glazed window to front elevation, double glazed sliding patio door giving access to the garden, stairs to first floor, fireplace, radiators, door with glazed panels inset into:

**Kitchen:- 11' 7" x 9' 1" (3.53m x 2.77m)**

Double glazed window to side elevation, range of base and eye level units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, oven, microwave, fridge, freezer, hob with extractor hood over, coving to flat ceiling inset spot lighting, washing machine, shelving.

**Family Room:- 13' 4" x 7' 8" (4.06m x 2.34m)**

Double glazed window to side elevation, double glazed French doors giving access to rear garden with matching glazed panels to sides, radiator, coving to flat ceiling inset spot lighting, door to:

**Storage Room:-**

Coving to flat ceiling, door into:

**Cloakroom:-**

Obscured double glazed window to front elevation, low level WC, radiator, coving to flat ceiling inset spot lighting.

**First Floor Landing:-**

Access to loft, smoke detector, flat ceiling inset lighting, airing cupboard with shelves and cylinder tank, further storage cupboard with shelving.

**Bedroom 1:- 13' 8" x 11' 7" (4.16m x 3.53m)**

Double glazed window to front elevation, coving to flat ceiling, radiator, louvre fronted doors to built-in wardrobes.

**Bedroom 2:- 13' 9" x 9' 3" (4.19m x 2.82m)**

Double glazed window to rear elevation, coving to flat ceiling, radiator, folding doors to wardrobe cupboard.

**Bedroom 3:- 8' 7" x 7' 11" (2.61m x 2.41m)**

Double glazed window to front elevation, radiator, coving to flat ceiling, recess for wardrobe cupboard.

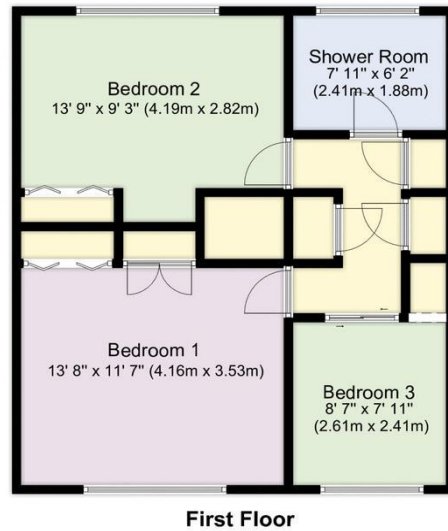
**Bath and Shower Room:- 7' 11" x 6' 2" (2.41m x 1.88m)**

Obscured double glazed window to rear elevation, coving to flat ceiling, chrome heated towel rail, close coupled WC, pedestal wash hand basin, panelled bath, shower cubicle, tiled.

**Outside:-**

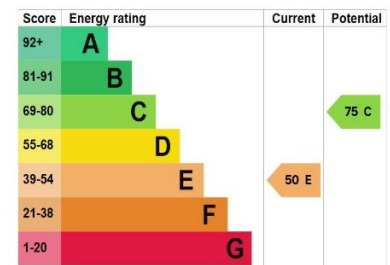
Driveway for off-road parking leads to garage with up and over door, pedestrian access can be gained via side of the house with wooden gate giving pedestrian access to the rear garden which is enclosed by fence panels and laid to lawn with patio area, outside lights, further raised patio area for socialising and entertaining purposes.





**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band C  
 Tenure: - Freehold  
 Property Type: - Semi Detached House  
 Electricity Supply: - Mains  
 Gas Supply: - Mains  
 Water Supply: - Mains  
 Sewerage: - Mains  
 Heating: - Central Heating  
 Parking:- Driveway and Garage  
 Broadband - Broadband connection to the property is unknown.  
 Average available download speed for this Postcode of 1600Mbps: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>  
 Mobile signal: Unknown. Current black spots - Unknown. Please check here for all networks - <https://checker.ofcom.org.uk/>  
 Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?  
 Fenwicks Estate Agent has further information as provided by current vendor



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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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£340,000

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**Fenwicks**

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