



47 Victoria Mews Knowle Avenue, Knowle, PO17 5JX

Asking Price £400,000



Knowle Avenue |

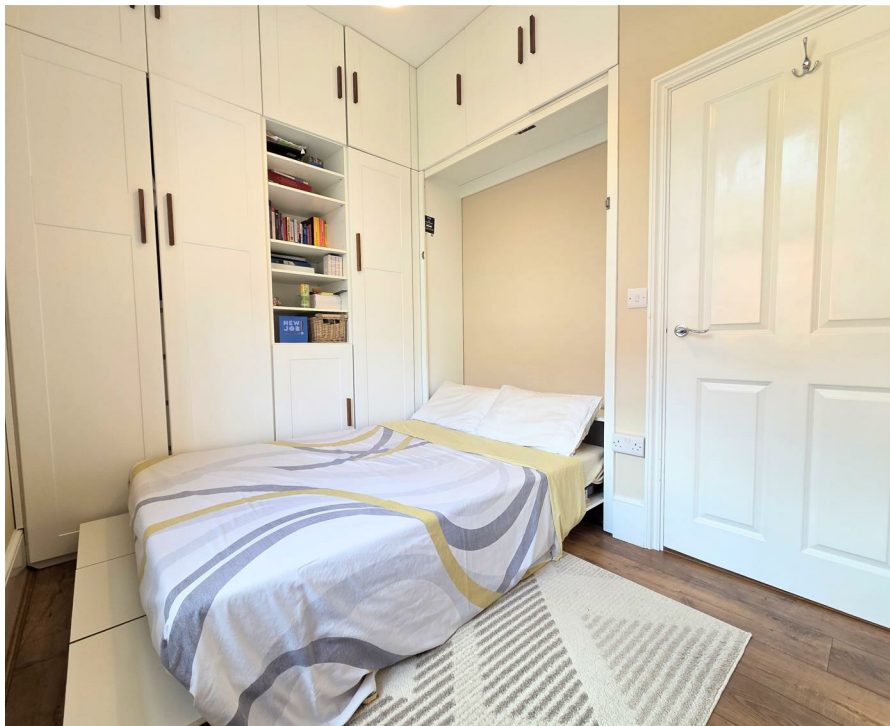
Knowle | PO17 5JX

Asking Price £400,000

W&W are delighted to offer for sale this extremely well presented Georgian Grade Two listed three bedroom home. The unique property boasts over 1100 sq.ft providing three bedrooms, 20'4ft drawing/dining room, kitchen, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a garden & allocated parking.

Victoria Mews is situated in the ever so popular Knowle Village location which is located just off the Wickham Fareham link road with rural approach, surrounded by countryside, offering local amenities such as shops & recreational parks. Larger amenities can be found in Fareham Town including Superstores, train station and link road to M27 with easy access to Southampton, Portsmouth and M3 to Winchester and London





Extremely well presented Georgian Grade Two listed three bedroom home

Grand reception hallway with vaulted ceiling, attractive wood effect laminate flooring, built in storage cupboard which hidden inside 'the sellers inform us' is access below into an old underground tunnel of Knowle.

Period features including Georgian sash windows & high ceilings providing ample natural light

20'4ft Triple aspect drawing/dining room with feature sash windows enjoying made to measure shutters to remain

Kitchen enjoying butchers block worktops, integrated oven, hob, dishwasher & space for additional appliances

Impressively sized landing perfect for hobby space & built in airing cupboard

Dual aspect main bedroom enjoying triple sash windows with made to measure venetian blinds & en-suite

Modern en-suite shower room comprising three piece white suite

Guest bedroom offering versatility, as the murphy bed converts to a desk for office space, when closed

Dual aspect third bedroom

Main bathroom comprising three piece white suite

Garden is majority laid to artificial lawn, paved patio areas with bespoke fitted seating & storage cupboards

Allocated parking & visitors parking close by

Estate management charge approx. £494.26 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE

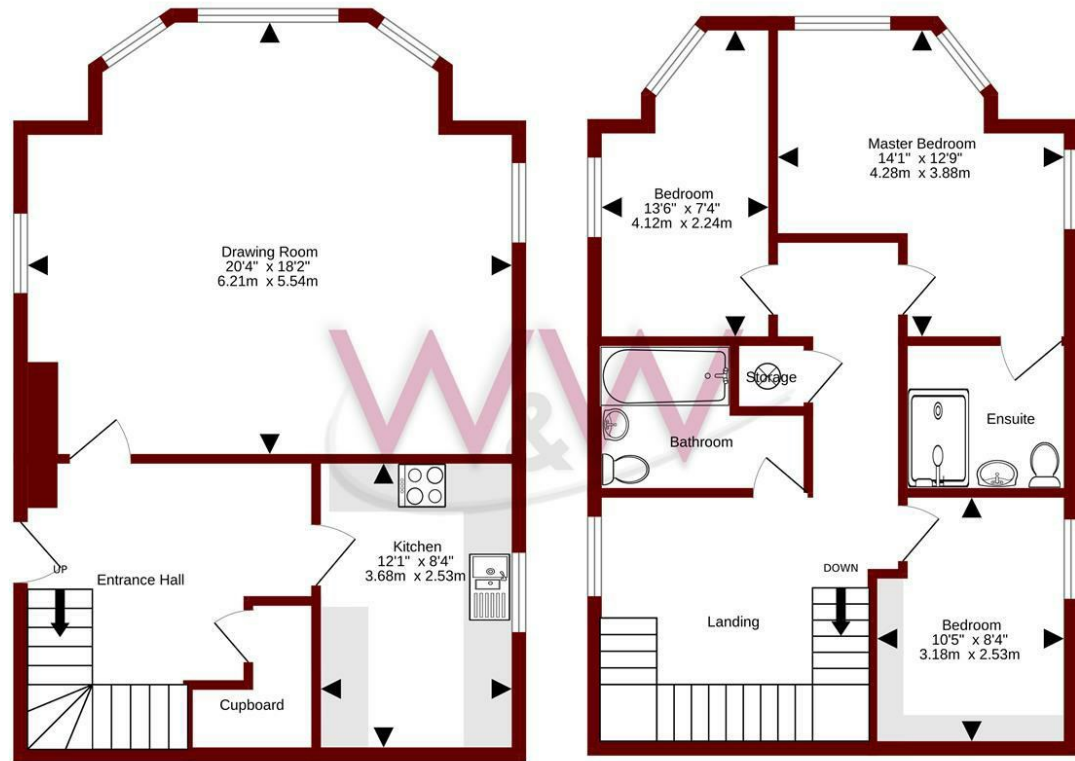
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
576 sq.ft. (53.5 sq.m.) approx.

1st floor
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	83
	EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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