



16 The Moorings, Fareham, PO16 0TF

Asking Price £335,000



The Moorings |
Fareham | PO16 0TF
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W&W are delighted to offer for sale this well presented three bedroom semi detached family home. The property enjoys three bedrooms, lounge, modern kitchen/dining room, conservatory, cloakroom & modern shower room. The property also benefits from a beautifully landscaped rear garden, garage & driveway parking for vehicles.

The Moorings is close to the old market town of Fareham which offers everything you could want for family life, work and leisure. The town offers a railway station, bus station and has easy links to the M27; these are all located less than two miles from The Moorings. There are three secondary schools serving the town and there is also Fareham College of Further Education. Fareham Creek can be easily accessed on foot via a nearby footpath, this local beauty spot provides lovely trail walks. There are plenty of restaurants and brasseries in the centre of the town and there is also a large Tesco superstore as well as local amenities.





Well presented three bedroom semi detached family home

Situated 'in our opinion' in a quiet cul de sac location

Replacement composite front door opening into the entrance hall

Lounge with centrepiece fireplace with inset electric fire & understairs storage cupboard

Modern kitchen/dining room enjoying butchers block worktops & attractive cabinets

Integrated appliances include oven, hob, fridge/freezer & dishwasher with space/plumbing for washing machine

Conservatory with double doors opening out to the rear garden

Main bedroom with built in wardrobe

Two additional bedrooms with one benefitting from built in wardrobes & the other benefitting from built in airing cupboard

Modern shower room comprising three piece white suite, attractive wall tiling & feature large shower cubicle tray

Beautifully 2025 landscaped westerly facing rear garden enjoying large porcelain paved patio area perfect for alfresco dining, area laid to lawn with display raised sleepers with flower/shrubbery beds

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

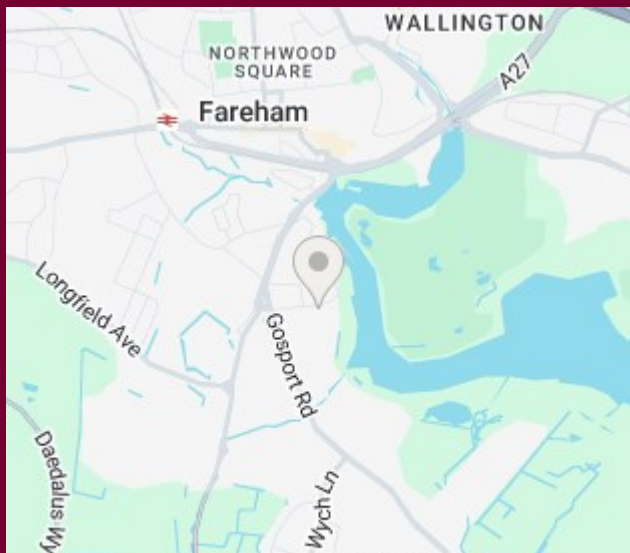
Sewerage - Mains

Heating - Gas central heating

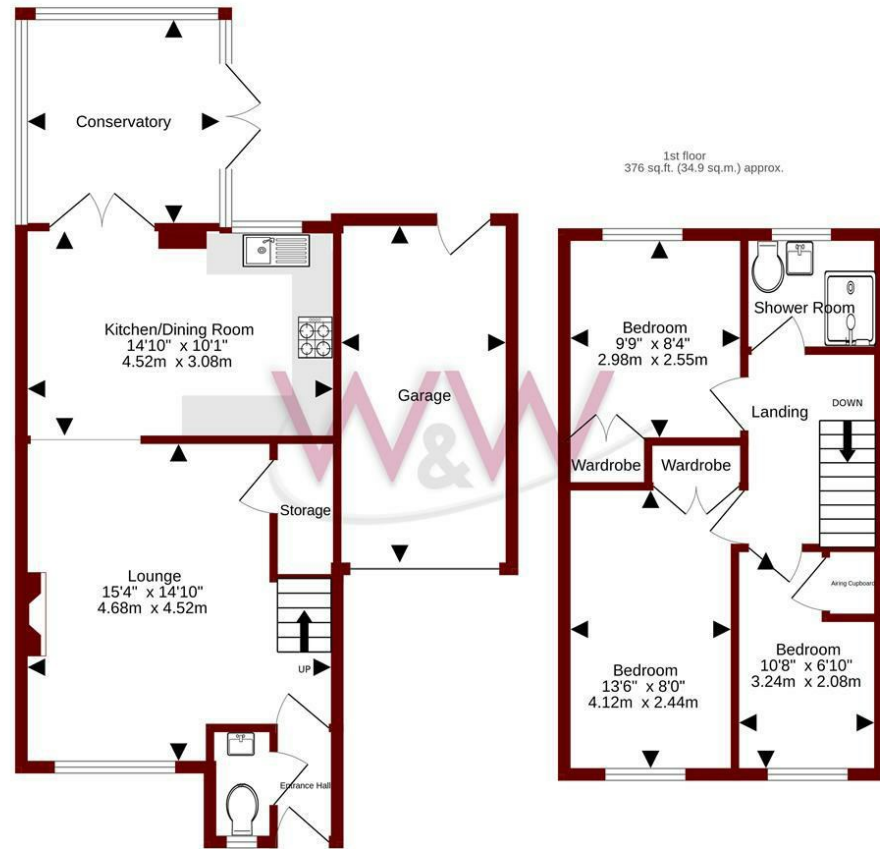
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

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
622 sq.ft. (57.8 sq.m.) approx.



1st floor
376 sq.ft. (34.9 sq.m.) approx.

TOTAL FLOOR AREA : 997 sq.ft. (92.6 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		75	81
(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	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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