

Well presented two double bedroom maisonette with garage and located close to Redlands Primary School and within easy reach of Fareham town centre and train station.

- Two Double Bedrooms
- Garage
- Spacious Living Room
- Fitted Kitchen/Breakfast Room
- Bathroom
- Gas Central Heating
- Double Glazing
- Balcony from Lounge/Dining Roo
- Brick Built Storage Shed
- Close to Redlands Primary School and Fareham Town Centre/Train Station

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Stairs to first floor, under-stairs storage cupboard, radiator.

**Living Room:-** 15' 10" x 12' 8" (4.82m x 3.86m) Maximum Measurements

Double glazed window to rear elevation, glazed door giving access to balcony, radiator.

**Kitchen:-** 12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed window to front elevation, range of base and eye level units with work surfaces, under-lighting to wall units, double oven, hob with extractor hood over, dishwasher, space for fridge freezer, space for table and chairs.

**Landing:-**

Over-stairs airing cupboard with gas central heating boiler.

**Bedroom 1:-** 15' 11" x 11' 5" (4.85m x 3.48m) Maximum Measurements

Double glazed window to rear elevation, radiator, door to cupboard.

**Bedroom 2:-** 11' 8" x 9' 7" (3.55m x 2.92m) Maximum Measurements

Double glazed window to front elevation, radiator, twin cupboards with double opening doors.

**Bathroom:-** 7' x 4' 11" (2.13m x 1.50m)

Double glazed window to front elevation, close coupled WC with concealed cistern, wash hand basin inset vanity unit, radiator, tiled, bath with shower over, shower screen, extractor.

**Outside:-**

Garage in block nearby with modern up and over door, brick-built storage shed.

**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band A

Tenure: - Leasehold. Maintenance is approximately: £853 pa, Ground Rent £10 pa, 86Years 9months remaining

Property Type: - First Floor Maisonette

Property Construction: - Traditional

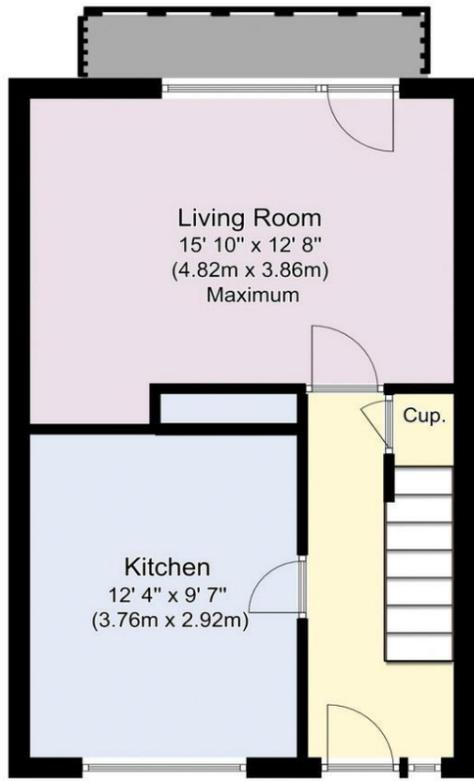
Electricity Supply: - Mains,

Water Supply: - Mains,

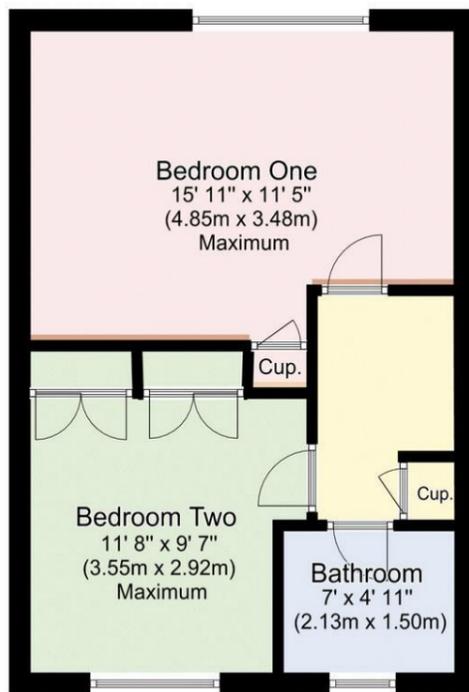
Sewerage: - Mains, Heating: - Gas Heating

Broadband - Unknown. Average available download speed for this Postcode of 76MPS: Potential broadband speeds - 80MPS <https://www.openreach.com/fibre-broadband>





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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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Offers in excess of £170,000  
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