

NO ONWARD CHAIN. Extended three bedroom semi detached house with open plan 23' x 17' kitchen, dining and family area with boarded loft room in a central Fareham location close to shops, train station and other amenities.

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Stairs to first floor, under-stairs storage cupboard, radiator, door to:

Lounge:- 15' 1" x 12' 1" (4.59m x 3.68m) Maximum Measurements
Double glazed window to front, fireplace, radiator.

Cloakroom:- 10' 7" x 3' 3" (3.22m x 0.99m)
Double glazed window, close coupled WC, wash hand basin, radiator.

Kitchen/Dining Room:- 17' 6" x 8' 6" (5.33m x 2.59m)
Kitchen with range of base and eye level units, sink unit, oven, grill, hob and extractor hood over, space and plumbing for dishwasher and washing machine, fireplace.

Family Area:- 17' 6" x 13' 5" (5.33m x 4.09m)
Double glazed window to rear elevation, French doors giving access to rear garden, Velux windows.

First Floor Landing:-
Stairs to loft, radiator.

Bedroom 1:- 12' 1" x 12' (3.68m x 3.65m)
Double glazed window, radiator, picture rail.

Bedroom 2:- 12' 1" x 10' 7" (3.68m x 3.22m)
Double glazed window, radiator, picture rail.

Bedroom 3:- 8' 6" x 7' 1" (2.59m x 2.16m)
Double glazed window, radiator, picture rail.

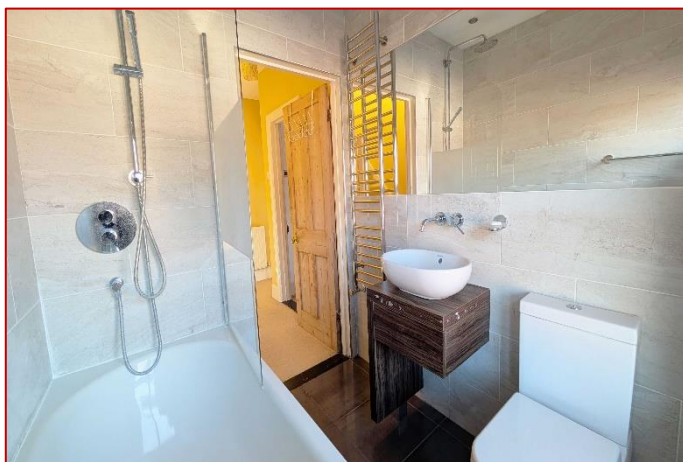
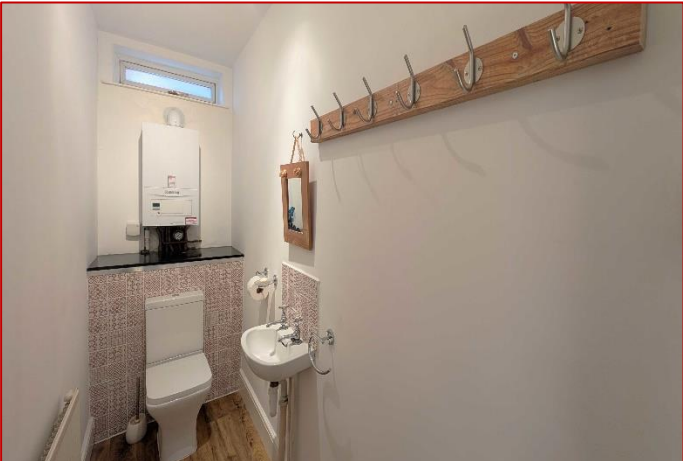
Bathroom:- 6' 2" x 5' 7" (1.88m x 1.70m)
Double glazed window, bath, close coupled WC, wash hand basin, heated towel rail, tiled, mirror.

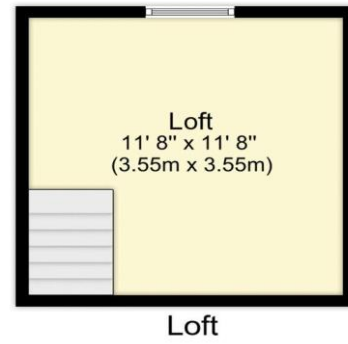
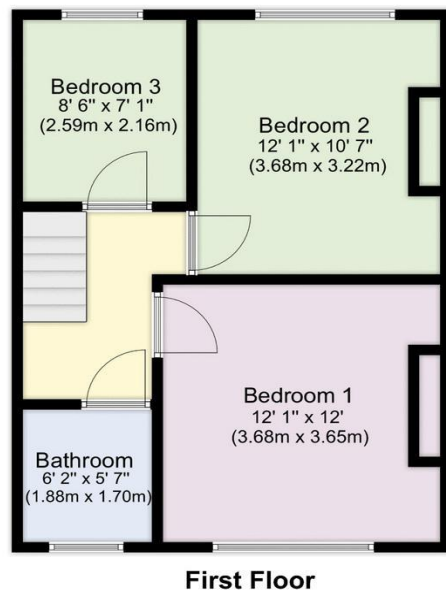
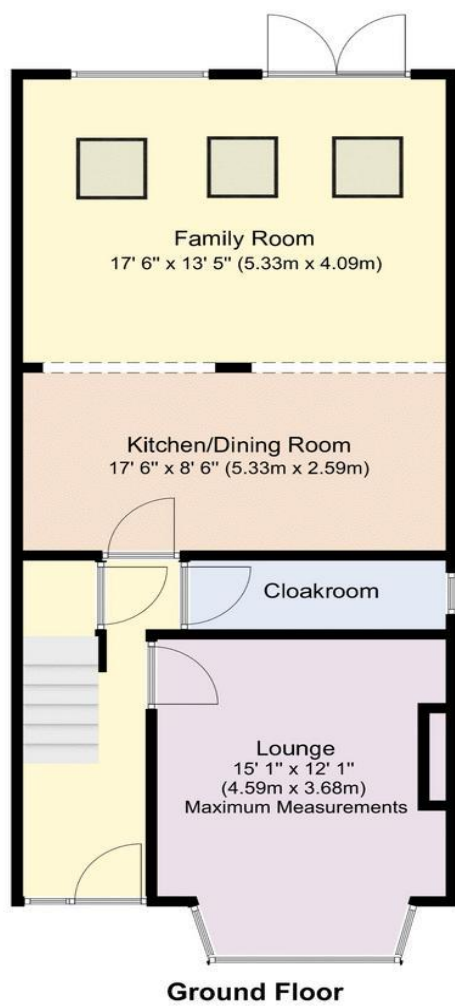
Loft:- 11' 8" x 11' 8" (3.55m x 3.55m)
Boarded, velux window.

Outside:-
Gate leads to front with a low brick wall, gate to side gives access to enclosed rear garden which is laid mainly to lawn with some shrubs and tree, patio area.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Freehold
Property Type: - Semi-Detached House
Electricity Supply: - Mains, EDF
Gas Supply: - Mains, EDF
Water Supply: - Mains, Portsmouth Water
Sewerage: - Mains, Southern Water
Heating: - Gas Central Heating
Broadband - Broadband connection to the property is with Vodafone.
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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£330,000
19 Kings Road, Fareham, PO16 0NU

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT