

Well presented and extended three bedroom family home in a convenient location within easy reach of Fareham town centre with a large garage measuring 20'9 x 14'7.

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Stairs to first floor, door into:

**Lounge:-** 15' 2" x 14' 8" (4.62m x 4.47m) Maximum Measurements  
Double glazed bay window to front elevation, radiator, fireplace, under-stairs storage cupboard.

**Kitchen/Breakfast Room:-** 17' 10" x 11' 7" (5.43m x 3.53m)  
Breakfast Area with radiator and space for table and chairs. Kitchen with double glazed window to rear elevation, door giving access to garden, range of base and eye level units with roll top work surfaces, one and a half bowl sink unit, dishwasher, recesses for fridge freezer, washing machine and Range oven.

**Utility Area:-** 7' 8" x 5' 4" (2.34m x 1.62m)

Door to:

**Bathroom:-** 8' 9" x 6' 6" (2.66m x 1.98m)  
Obscured double glazed window to rear elevation, bath with shower over, shower screen, wash hand basin, close coupled WC, radiator, tiled.

**First Floor Landing:-**

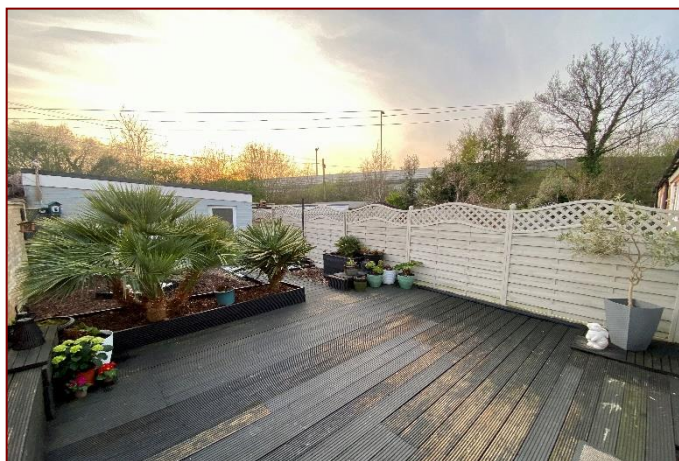
**Bedroom 1:-** 13' 9" Maximum Measurement x 12' 9" to wardrobes (4.19m x 3.88m)  
Double glazed bay window to front elevation, radiator, sliding doors to wardrobe cupboard, door to:

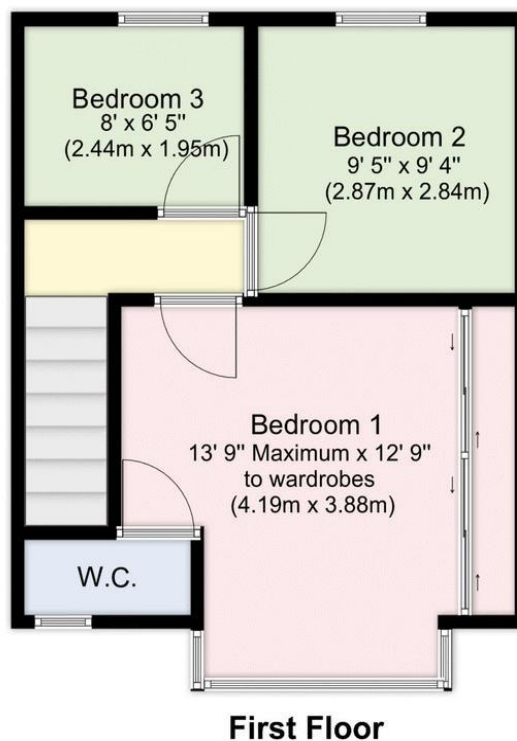
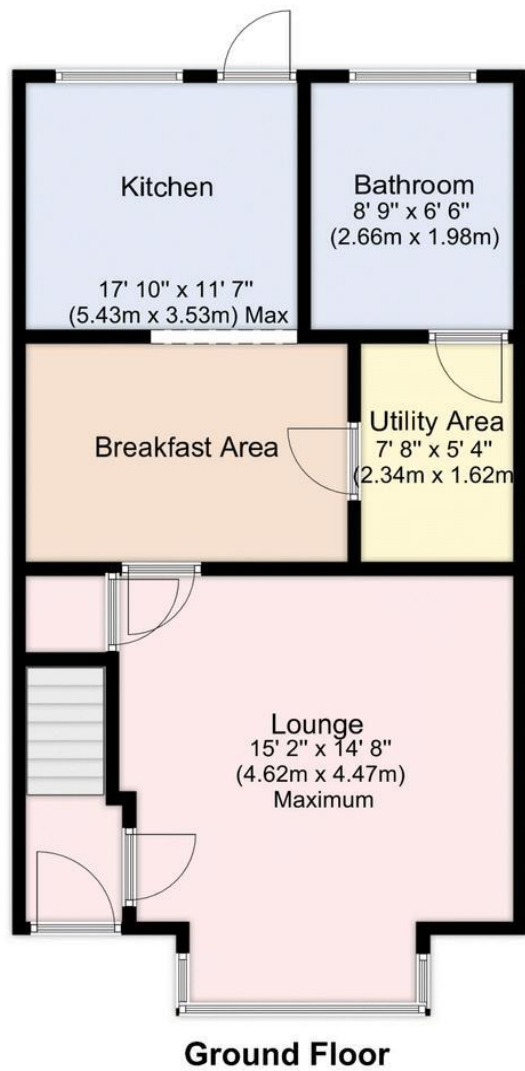
**Ensuite Cloakroom:-**  
Double glazed window to front elevation, close coupled WC, wash hand basin, tiled.

**Bedroom 2:-** 9' 5" x 9' 4" (2.87m x 2.84m)  
Double glazed window to rear elevation, radiator, cupboard.

**Bedroom 3:-** 8' x 6' 5" (2.44m x 1.95m)  
Double glazed window to rear elevation, radiator.

**Outside:-**  
Path and steps lead to front door. Rear garden is enclosed with decking and shrubs, boarded by fence panels and wall, gate gives pedestrian access to rear. Garage (20' 9" x 14' 7" (6.32m x 4.44m)) has power and light connected with courtesy door and window to rear, double opening doors to front and additional courtesy door to front.





**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band C  
 Tenure: - Freehold  
 Property Type: - Terraced House  
 Electricity Supply: - Mains  
 Gas Supply: - Mains  
 Water Supply: - Mains.  
 Sewerage: - Mains  
 Heating: - Gas Central Heating  
 Parking: Garage  
 Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>  
 Mobile signal: 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/>  
 Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?  
 Fenwicks has further details on request.



**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.



£295,000

4 Geoffrey Crescent, Fareham, PO16 0QG

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)