

Well presented family home in a popular residential location within walking distance of the delightful Fareham creek, Town Centre and all its many amenities. The property benefits from a conservatory, en-suite shower room to master bedroom, parking and garage.

The Accommodation Comprises:-
Front door into:-

Entrance Hall:-
Radiator.

Kitchen:- 10' 7" x 6' 1" (3.22m x 1.85m)
Window to front elevation, range of base and eye level units with roll-top work surfaces and tiled surround, single drainer sink unit with mixer tap, gas hob with extractor, over, oven and grill, space for fridge/freezer, recess for dishwasher and washing machine.

Lounge:- 18' 8" x 17' 8" (5.69m x 5.38m) **Maximum Measurements**
Sliding patio doors overlooking garden, casement door giving access to conservatory, double radiator, Adam-style fireplace with marble style inset and matching raised hearth with electric fire inset, stairs to first floor, log burner with glass hearth and tile surround.

Conservatory:- 10' 2" x 9' (3.10m x 2.74m)
French doors enjoying views and accessing the rear garden, wall-mounted electric heater.

First Floor Landing:-
Radiator, access to loft.

Bedroom 2:- 10' 1" x 9' 3" (3.07m x 2.82m)
Double opening doors to cupboard for storage, window to front elevation, radiator, fitted wardrobe units.

Bedroom 1:- 11' 11" x 10' 9" (3.63m x 3.27m)
Window to rear elevation, radiator, fitted wardrobe units door to:-

En-Suite Shower Room:- 6' 5" x 5' 8" (1.95m x 1.73m)
Corner shower cubicle, close-coupled wc, wash hand basin with mixer tap inset vanity unit tiled to dado rail height, towel rail, ceiling extractor.

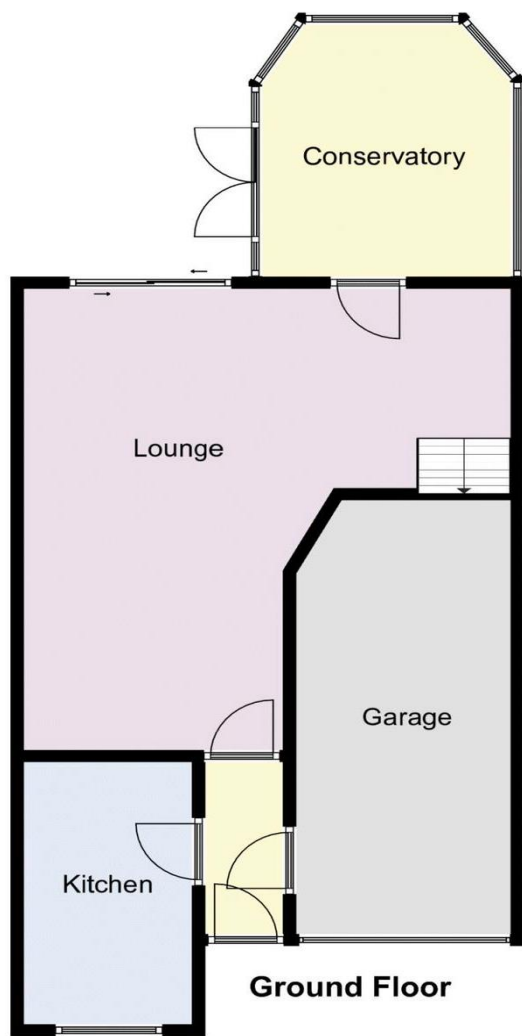
Bedroom 3:- 8' 6" x 8' 3" (2.59m x 2.51m)
Window to front elevation, radiator.

Bathroom:- 7' 2" x 6' 9" (2.18m x 2.06m) **Maximum Measurements**
Obscured window, close-coupled wc, wash hand basin with mixer tap inset vanity unit, panelled bath with mixer tap and hand shower attachment, shower screen, partly tiled to dado rail height, long-line towel rail, linen cupboard for storage.

Outside:-
Driveway, garage, rear garden is enclosed with formal lawns and patio backing onto the woodland beyond.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band D
Tenure: - Freehold
Property Type: - ~Semi-Detached House
Electricity Supply: - Mains, Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Garage and Driveway
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>)?





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	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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£330,000
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