

Extended three bedroom semi detached family home with garage and two parking spaces within a cul de sac location and within easy reach of local schools.

The Accommodation Comprises:-
Door with window to side into:

Entrance Hall:-
Stairs to first floor, long line radiator.

Cloakroom:-
Window to side, close coupled WC, wash hand basin.

Lounge:- 17' 6" x 11' 4" (5.33m x 3.45m) **Maximum Measurements**
Window to front elevation, under-stairs cupboard, radiator, door to storage cupboard, door to:

Kitchen:- 14' 8" x 9' 7" (4.47m x 2.92m)
Range of base and eye level units with work surfaces, sink unit, space for five ring Range oven, spaces for washing machine, tumble dryer and fridge freezer, tiled floor, breakfast bar, pull-out larder, integrated dishwasher.

Dining Room:- 14' 1" x 12' 9" (4.29m x 3.88m)
Windows to rear and side elevations, French doors giving access to garden, radiator, tiled floor.

First Floor Landing:-
Access to loft.

Bedroom 1:- 14' 8" x 10' 1" (4.47m x 3.07m)
Window to rear, radiator.

Bedroom 2:- 10' 11" x 8' 9" (3.32m x 2.66m)
Window to front elevation, radiator.

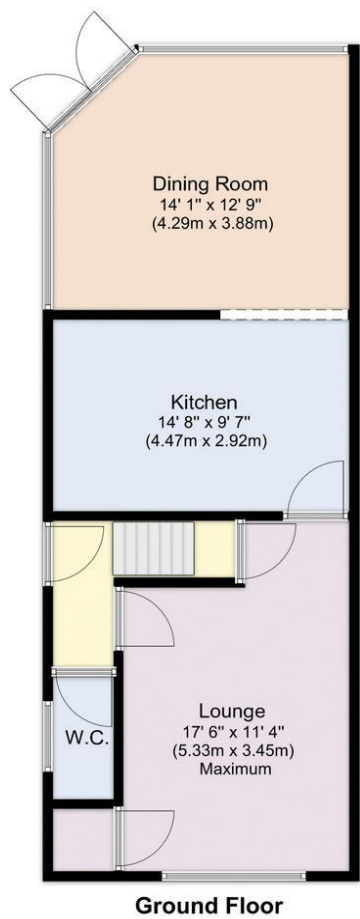
Bedroom 3:- 11' 8" x 5' 8" (3.55m x 1.73m)
Window to front elevation, radiator.

Shower Room:- 6' 3" x 5' 5" (1.90m x 1.65m)
Window to side elevation, chrome heated towel rail, close coupled WC, wash hand basin inset vanity unit, shower cubicle with shower curtain.

Outside:-
Front garden, gate gives pedestrian access to rear garden which has wooden decking, astroturf lawn, garden sheds, courtesy door to garage, two allocated parking spaces.

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Council Tax Band: - Fareham Borough Council. Tax Band C
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 Parking
Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Up to 1600 mps download speed
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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
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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£350,000
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