

**NO ONWARD CHAIN. Guide Price: £700,000 - £750,000. Stunningly presented three/four bedroom modern detached house with open plan modern kitchen/dining room offering versatility and enjoying a superb location between Fareham and Wickham.**

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Stairs to first floor, under-stairs cupboard with rail and shelf, window to front elevation, flat ceiling inset spot lighting.

**Study / Bedroom 4:- 13' 1" x 9' 1" (3.98m x 2.77m) Maximum Measurements**

Window to front elevation, flat ceiling inset spot lighting.

**Shower Room:- 5' 11" x 5' 7" (1.80m x 1.70m)**

Window to front, close coupled WC, wash hand basin, shower cubicle, chrome heated towel rail, flat ceiling inset spot lighting.

**Lounge:- 13' 10" x 13' 9" (4.21m x 4.19m)**

Bi-folding doors giving access to rear garden, fireplace, flat ceiling inset spot lighting.

**Kitchen:- 21' 11" x 13' 10" (6.68m x 4.21m)**

Window to rear, range of base and eye level units, work surfaces, central Island, sink unit, extractor fan, flat ceiling inset spot lighting, double oven and grill, induction hob with extractor inset, dishwasher, fridge freezer, wine cooler.

**Dining Area:- 12' 11" x 9' (3.93m x 2.74m)**

Flat ceiling inset spot lighting, window to side, bi-folding doors to rear.

**Utility Room:- 10' x 7' 7" (3.05m x 2.31m)**

Window to front, door giving side access, range of base and eye level units with work surfaces, space for washing machine, gas central heating boiler in cupboard.

**First Floor Landing:-**

Window to front, radiator, access to loft.

**Bedroom 1:- 24' 1" x 9' 9" Plus Recess (7.34m x 2.97m)**

Dual aspect with windows to front and rear elevations, fitted wardrobes, flat ceiling inset spot lighting, door to:

**Ensuite Shower Room:- 8' 2" x 6' (2.49m x 1.83m)**

Close coupled WC, wash hand basin, shower cubicle, chrome heated towel rail, partly tiled.

**Bedroom 2:- 13' x 9' 11" (3.96m x 3.02m)**

Window to rear elevation, radiator.

**Bedroom 3:- 12' 6" x 9' 11" (3.81m x 3.02m)**

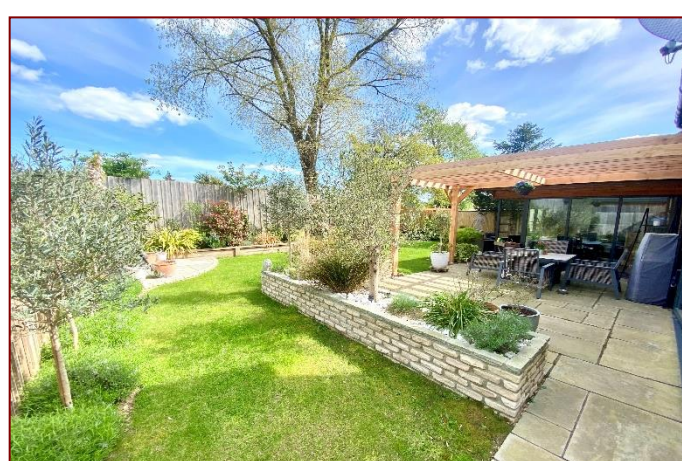
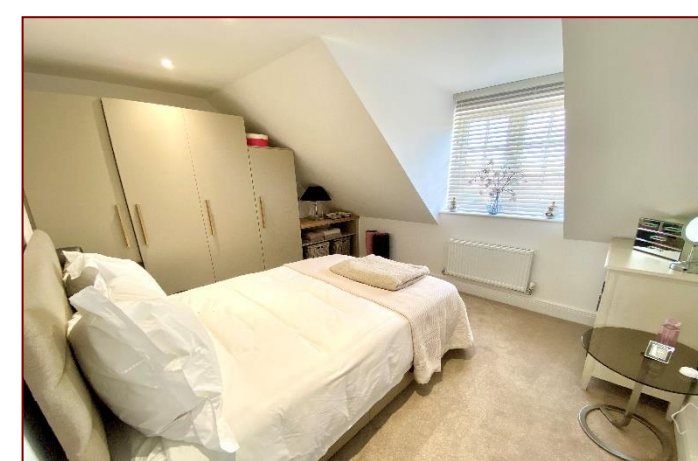
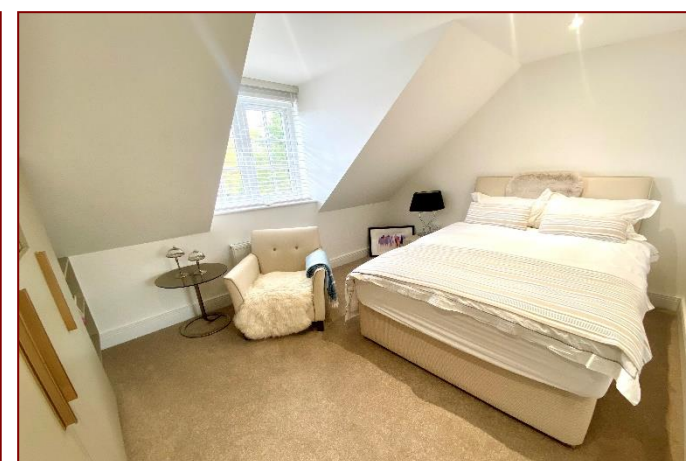
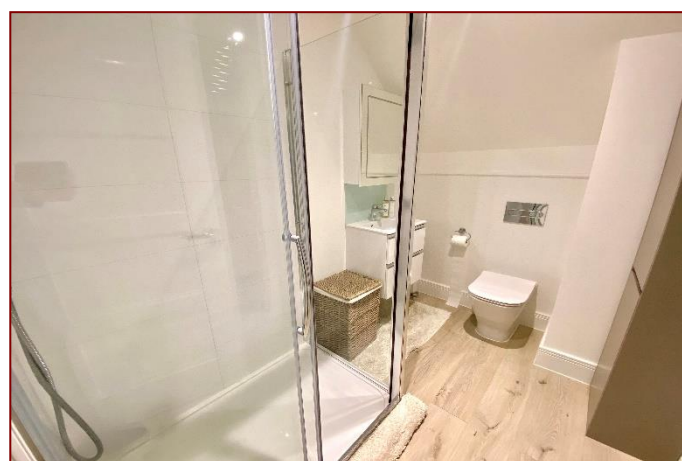
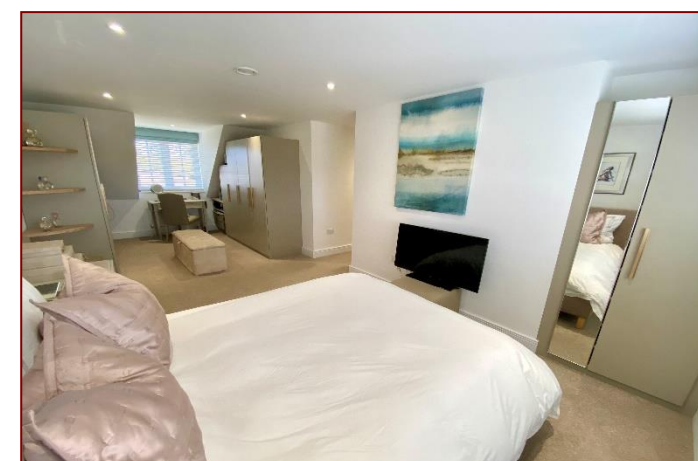
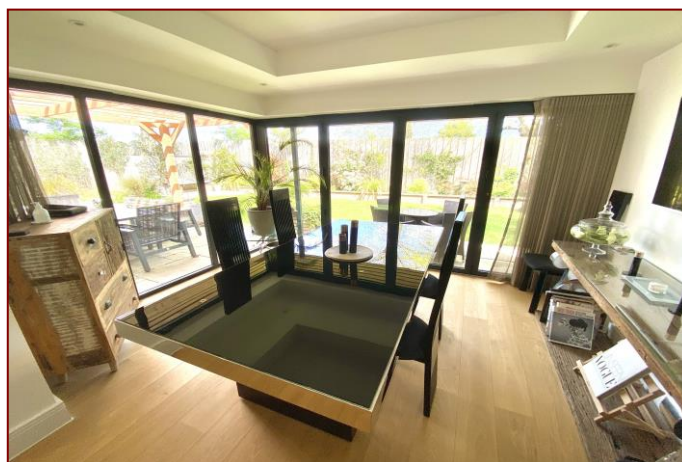
Window to rear elevation, radiator, fitted wardrobes.

**Bath and Shower Room:- 13' 7" x 7' 8" (4.14m x 2.34m)**

Shower cubicle, bath, close coupled WC with concealed cistern, wash hand basin, chrome heated towel rail, cupboard, flat ceiling inset spot lighting, extractor.

**Outside:-**

Driveway to the front for parking, EV charging point, gates give pedestrian access on either side of the house. Rear garden is professionally landscaped with lawns, patio area, pergola, outside power and light, garden shed.





Ground Floor



First Floor

**Material Information:-**

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

Tenure: - Freehold

Property Type: - Detached House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating and Electric Underfloor Heating on Ground Floor

Parking: Driveway

Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 76 Mbps

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>)



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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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Westview, Wickham Road, Fareham, PO17 5BT

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

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