

NO ONWARD CHAIN. Situated within easy reach of Fareham Academy secondary school, this three bedroom house benefits from two reception rooms, enclosed rear garden, driveway for parking and 27 foot double length garage.

- Three Bedrooms
- Entrance Porch and Entrance Hall
- Two Reception Rooms
- Separate Kitchen
- Bathroom and Separate Cloakroom
- Enclosed Rear Garden
- Driveway for Off Road Parking
- 27'8" x 9'11" Double Length Garage/Workshop
- Within Easy Reach of Local Schools
- No Onward Chain

The Accommodation Comprises:-

Front door into:

Entrance Porch:-

Door into:

Entrance Hall:-

Radiator, stairs to first floor, under-stairs storage cupboard.

Lounge:- 13' 1" x 10' 9" (3.98m x 3.27m) Maximum Measurements

Double glazed window to front elevation, radiator.

Dining Room:- 11' 3" x 10' (3.43m x 3.05m)

Double glazed window to rear elevation, radiator.

Kitchen:- 7' 11" x 7' 6" (2.41m x 2.28m)

Double glazed window to rear, glazed door giving access to garden, radiator, range of base and eye level units with roll top work surfaces, oven and grill, hob, sink unit, space for electrical appliances, wall mounted gas central heating boiler.

First Floor Landing:-

Access to loft.

Bedroom 1:- 11' 4" x 11' (3.45m x 3.35m)

Double glazed window to front elevation, radiator.

Bedroom 2:- 11' 2" x 10' (3.40m x 3.05m)

Double glazed window to rear elevation, radiator.

Bedroom 3:- 8' 1" x 7' 1" (2.46m x 2.16m)

Double glazed window to front elevation, radiator.

Bathroom:- 7' x 5' (2.13m x 1.52m)

Double glazed window to rear elevation, radiator, wash hand basin, bath with shower over, shower curtain, extractor fan.

Cloakroom:-

Double glazed window to rear, low level WC.

Outside:-

Driveway to front for parking. Enclosed rear garden laid mainly to shingle with gate giving access to rear, double length garage (27' 8" x 9' 11" (8.43m x 3.02m)) accessed via service road with courtesy door and windows.

Material Information:-

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

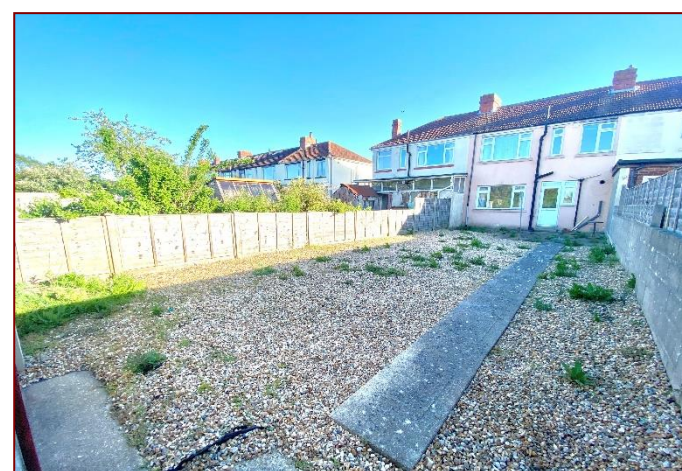
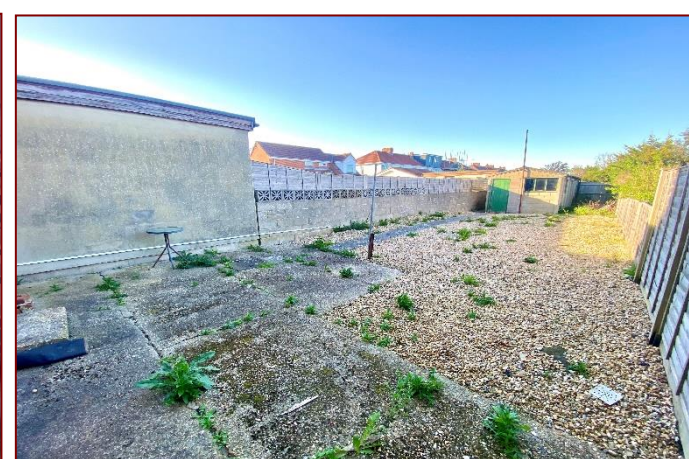
Heating: - Gas Central Heating

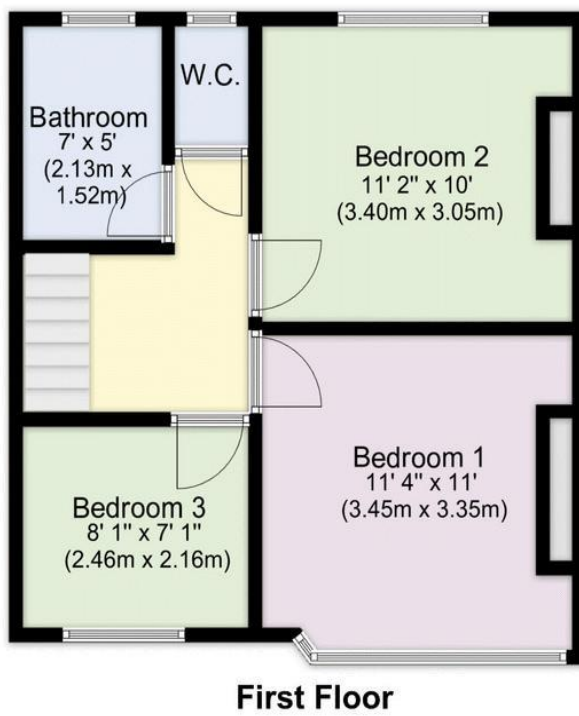
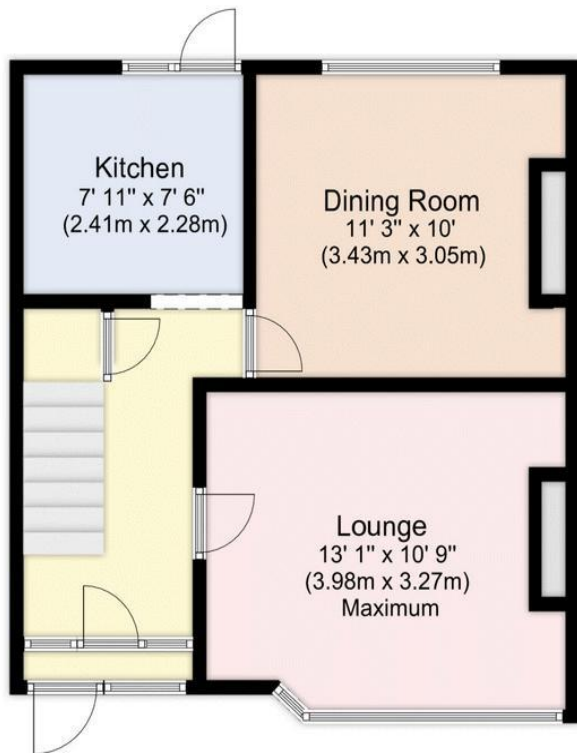
Parking: Parking and Garage

Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 1600 Mps

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 | 71 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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£285,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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