

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:-

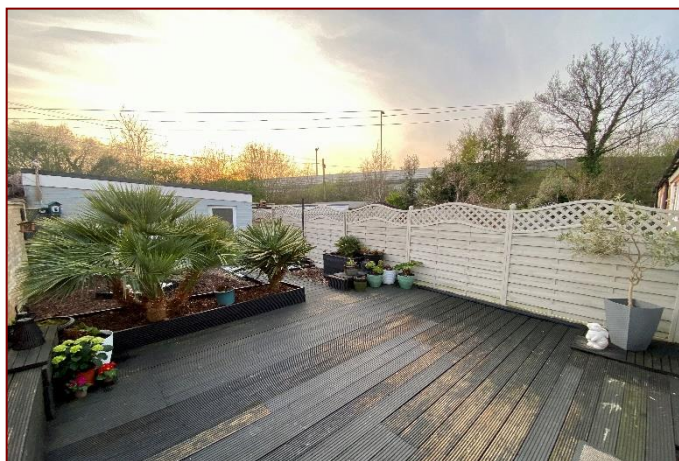
Bedroom 1:- 13' 9" Maximum Measurement x 12' 9" to wardrobes (4.19m x 3.88m)
Double glazed bay window to front elevation, radiator, sliding doors to wardrobe cupboard, door to:

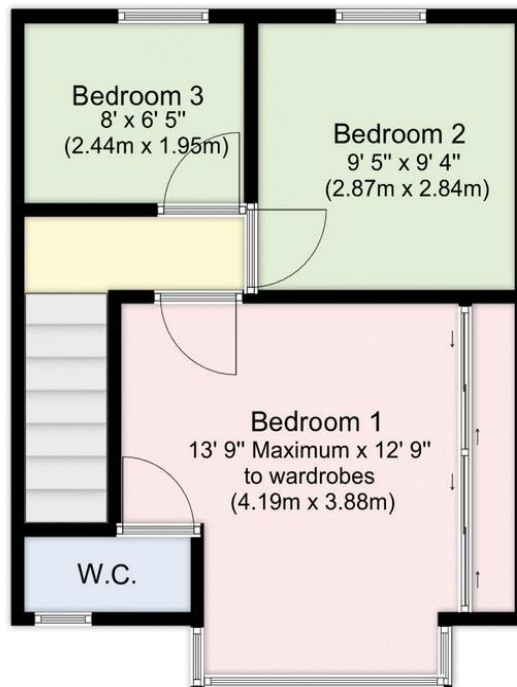
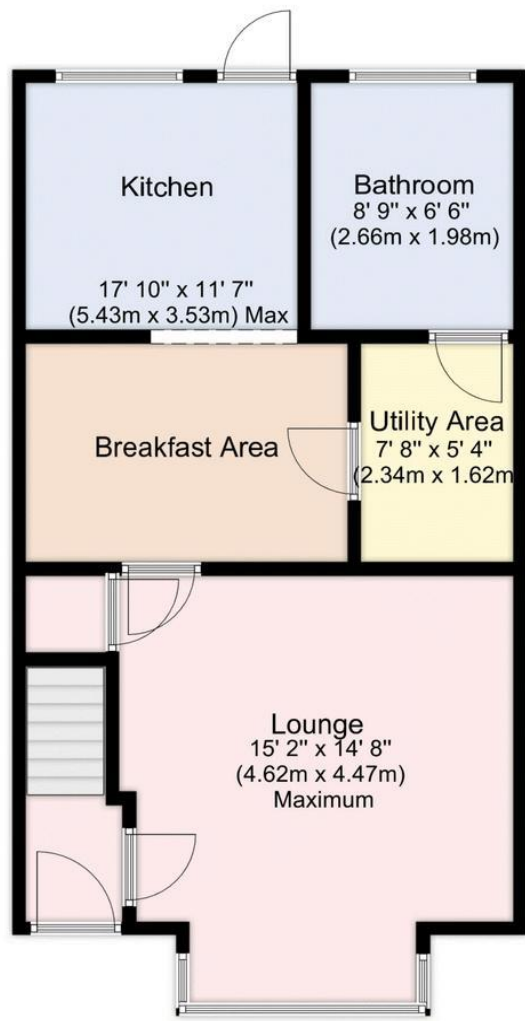
Ensuite Cloakroom:-
Double glazed window to front elevation, close coupled WC, wash hand basin, tiled.

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.

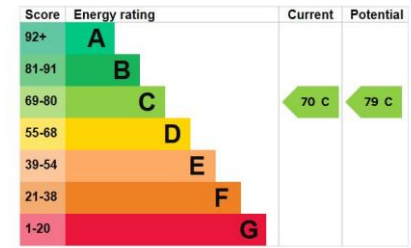
Outside:-
Path and steps lead to front door. Rear garden is enclosed with decking and shrubs, boarded by fence panels and wall, gate gives pedestrian access to rear. Garage (20' 9" x 14' 7" (6.32m x 4.44m)) has power and light connected with courtesy door and window to rear, double opening doors to front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





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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.



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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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