

£439,950

THE THICKET, DOWNEND, FAREHAM, PO16 8PZ



- Three Bedrooms
- Entrance Hallway
- 18' Triple Aspect Lounge
- Fitted Kitchen
- UPVC Conservatory
- Bedroom Three/Dining Room
- Shower Room & Separate WC
- Gas Central Heating & Double Glazed Windows
- Enclosed Rear Garden
- Off Street Parking & 19' x 9' Garage/Workshop
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Property Reference: P2831

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ
 Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk
 www.fenwicks-estates.co.uk



The Accommodation Comprises:-

Covered entrance with outside light and UPVC part double glazed front door with matching side panel into:

Entrance Hall:-

Radiator, built-in storage cupboard housing gas central heating boiler, additional meter cupboard and textured ceiling with access to loft via fitted ladder. Doors to:

Lounge:-

18' 4" x 11' 9" (5.58m x 3.58m)

Triple aspect room with UPVC double glazed windows to front and side elevations, radiator, feature fireplace with gas fire inset and tiled hearth, TV aerial point, wall lights, coving to textured ceiling and sliding patio door to conservatory.



Kitchen:-

11' 8" x 8' 9" (3.55m x 2.66m)

Double glazed window to rear elevation, fitted range of matching base and eye level storage units, roll top worksurfaces, single bowl sink unit with mixer tap, part tiled walls, built-in oven with hob above and concealed extractor over, space and plumbing for washing machine, space for under counter fridge and separate freezer, serving hatch to lounge, built-in larder/storage cupboards and textured ceiling. Part glazed wooden door to:



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Conservatory:-

19' 1" x 8' 1" (5.81m x 2.46m)

UPVC double glazed windows and door overlooking and accessing the rear garden, power connected and tiled flooring.



Bedroom Two:-

9' 9" Into Wardrobe x 9' 2" (2.97m x 2.79m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, mirror fronted sliding doors to built-in wardrobe, additional storage cupboard and coving to textured ceiling.



Bedroom One:-

13' 2" Into Wardrobe x 10' 1" (4.01m x 3.07m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, mirror fronted sliding doors to built-in wardrobe and coving to textured ceiling.



Bedroom Three:-

9' 4" x 7' 4" (2.84m x 2.23m)

UPVC double glazed window to side elevation, space for small table and chairs, radiator and coving to textured ceiling.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Shower Room:-

8' 2" x 5' 6" (2.49m x 1.68m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, suite comprising: shower cubicle, wash hand basin inset vanity unit with mixer tap, part tiled walls, chrome heated towel rail, part waterproof shower walling and textured ceiling.



Separate WC:-

5' 2" x 2' 7" (1.57m x 0.79m)

Opaque UPVC double glazed window to side elevation, close coupled WC and textured ceiling.

Outside:-

Block paved off street parking, low maintenance AstroTurf lawn, water tap and low level brick retaining. Driveway leads to:



Garage/Workshop:

19' 0" x 9' 0" (5.79m x 2.74m)

Brick built, power roller door, light connected, UPVC double glazed window and side courtesy door to garden.

Rear Garden:-

Enclosed, patio area for entertaining purposes, lawn, established borders, mature hedging and wooden gate leads to driveway.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Agents Note:-

Please be aware this property is being sold with a possessory title rather than a full title, this is due to a previous loss of the deeds. Please contact the office for more information.

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

