

NO ONWARD CHAIN. Two bedroom end of terrace house in a convenient location close to Harrison Primary School, town centre and train station in need of some modernisation and refurbishment.

The Accommodation Comprises:-

Front door into:

Lounge:- 11' 11" x 11' 4" (3.63m x 3.45m)

Double glazed window to front elevation, radiator, fireplace, door into:

Dining Room:- 12' 3" x 11' 5" (3.73m x 3.48m)

Window to rear, stairs to first floor, under-stairs cupboard.

Kitchen:- 8' 4" x 7' 4" (2.54m x 2.23m)

Window to side, stable door giving access to side and rear, base and eye level units with work surfaces, sink unit, dishwasher, space for oven.

Utility Area:- 4' 5" x 4' (1.35m x 1.22m)

Window to side, space for washing machine, gas central heating boiler, space for fridge freezer, door into:

Cloakroom:-

Window to rear, close coupled WC, wash hand basin.

First Floor Landing:-

Bedroom 1:- 11' 6" x 11' 5" (3.50m x 3.48m)

Double glazed window to front, fireplace, over-stairs cupboard.

Bedroom 2:- 11' 7" x 10' 3" (3.53m x 3.12m)

Window to rear, over-stairs storage cupboard, door into:

Bathroom:- 8' 4" x 7' 5" (2.54m x 2.26m)

Window to rear, close coupled WC, wash hand basin, bath.

Outside:-

Pathway to the side leads to enclosed rear garden.

Material Information:-

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

Tenure: - Freehold

Property Type: - End of Terrace House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

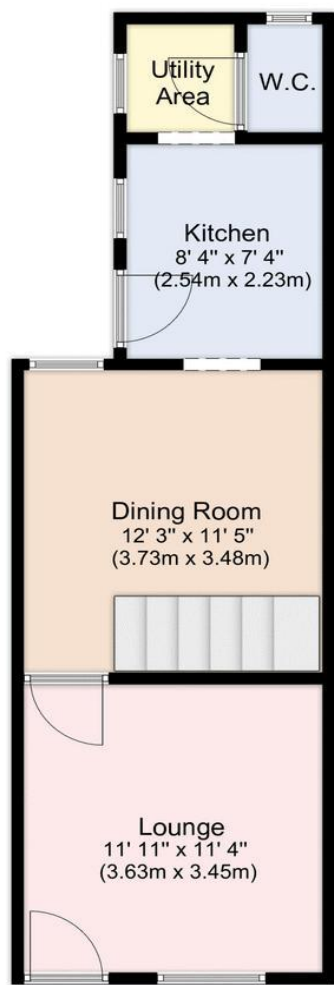
Parking: n/a

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>)?





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
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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£190,000
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