

Enjoying a cul-de-sac location and within easy reach of Harrison Primary and Cams Secondary Schools in addition to Fareham town centre, this well presented, modern four double bedroom detached house has a spacious kitchen/breakfast room, ensuite facility and delightful garden.

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Tiled floor, stairs to first floor, under-stairs cupboard, radiator.

Cloakroom:-

Close coupled WC, wash hand basin, tiled floor, radiator.

Lounge:- 19' 9" x 11' (6.02m x 3.35m)

Window to front elevation, French doors giving access to rear garden, radiators, wood floor.

Kitchen/Dining Room:- 19' 8" x 11' 7" (5.99m x 3.53m) Maximum Measurements

Dining Area with tiled floor, window to front elevation, radiator. Kitchen with tiled floor, window to side elevation, range of base and eye level units with work surfaces, sink unit, oven and grill, hob with extractor hood, fridge/freezer, extractor.

Utility Area:- 6' 10" x 5' 3" (2.08m x 1.60m)

Glazed door giving access to side and rear garden, radiator, base and eye level units, work surfaces, gas central heating boiler in cupboard, space and plumbing for washing machine.

First Floor Landing:-

Access to loft, radiator, smoke detector, airing cupboard with shelves.

Bedroom 1:- 11' 10" x 11' 3" (3.60m x 3.43m) Maximum Measurements

Window to side elevation, radiator, built in wardrobe with sliding doors, door to:

Ensuite Shower Room:- 7' 6" x 5' 3" (2.28m x 1.60m)

Window to rear, shower cubicle, close coupled WC, wash hand basin inset vanity unit, extractor, heated towel rail.

Bedroom 2:- 9' 8" x 8' 8" plus recess (2.94m x 2.64m)

Window to side, radiator, sliding doors to wardrobe unit.

Bedroom 3:- 9' 10" x 8' plus recess (2.99m x 2.44m)

Window to front elevation, radiator.

Bedroom 4:- 7' 9" x 7' 8" (2.36m x 2.34m)

Window to front elevation, radiator, mirror fronted sliding doors to wardrobe unit.

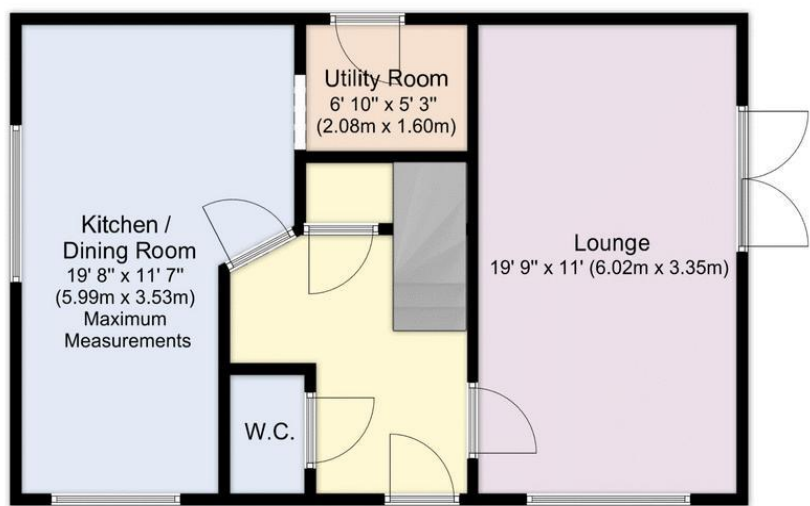
Bathroom:- 8' 9" x 6' 2" (2.66m x 1.88m) Maximum Measurements

Window to front elevation, close coupled WC, wash hand basin inset vanity unit, bath with shower over, partly tiled, shower screen, heated towel rail.

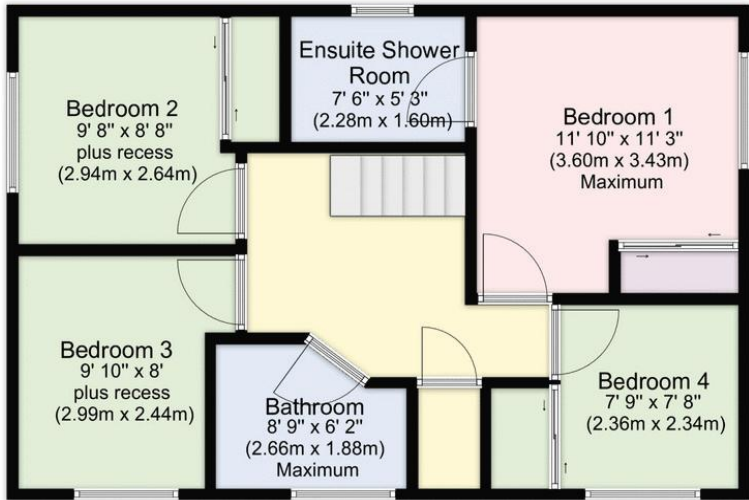
Outside:-

Carport with storage space above, and additional parking directly in front. Front garden laid to lawn with some shrubs to the borders and brick wall to the front, pathway leads to the front door. Gate gives pedestrian access to the rear garden which is bordered by fence panels and brick wall and laid mainly to lawn, patio area, garden shed.





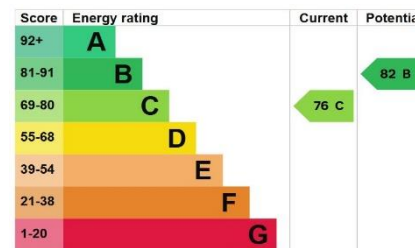
Ground Floor



First Floor

Material Information:-

Council Tax Band: - Fareham Borough Council. Tax Band E
Estate Maintenance Charge (private roadway, approx. £50 per month)
Tenure: - Freehold
Property Type: - Detached House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Car Port and Additional Parking
Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: up to 1600 Mps Upload Speed: 115 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>)?



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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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£525,000 - £550,000

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DRAFT DETAILS

Fenwicks

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