





Sunlight Gardens,Fareham PO15 6DG

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welcome to

Sunlight Gardens, Fareham

** Ideal First Time Buy ** Ensuite ** Perfect for Investors ** Cul-De-Sac Location ** Viewing is a Must **

Entrance Hall
Front door, security entry system, radiator, cupboard housing hot water tank.

Lounge
Double glazed French-style doors to Juliet balcony and front aspect, double glazed window to side aspect, TV point, two radiators.

Kitchen
Wall and base level units, integrated oven and hob with filter hood above, space for washing machine and dishwahser, space for fridge freezer, one and a half bowl stainless steel sink and drainer, kickplate heater, cupboard housing gas boiler.

Bedroom One
Double glazed window to front aspect, radiator, door to ensuite.

Ensuite
Double shower cubicle, wash hand basin, low level WC, radiator, extractor fan, tiled surrounds.

Bedroom Two
Double glazed window to front aspect, radiator.

Bathroom
Panelled bath, low level WC, wash hand basin, radiator, extractor fan, tiled surrounds.

Allocated Parking









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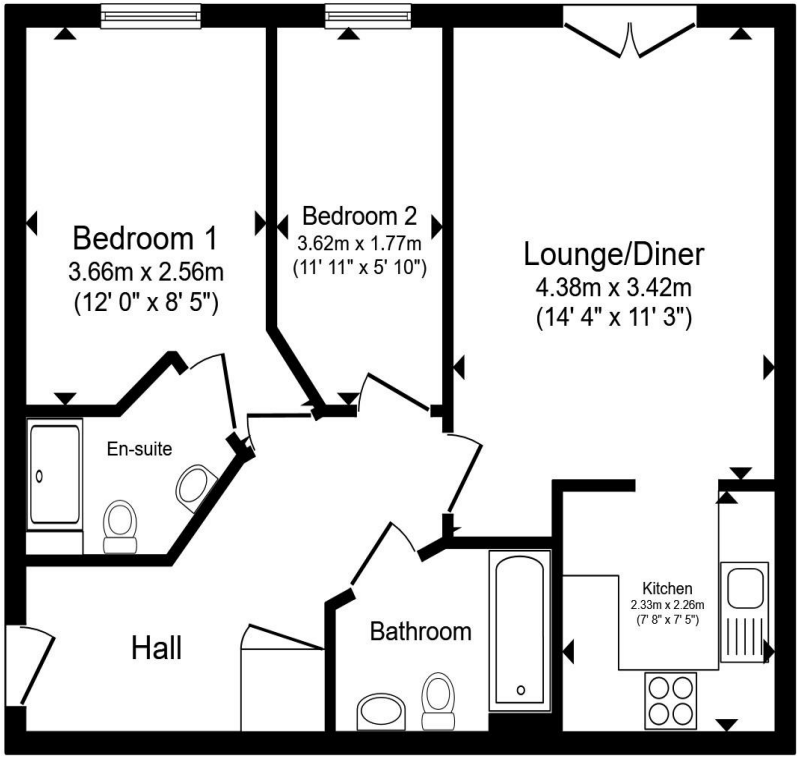
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Sunlight Gardens, Fareham

- Two Bedrooms
- Ensuite
- Fitted Kitchen
- First Floor
- Allocated Parking

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£170,000



Total floor area 54.1 m² (583 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
FHM108209 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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