



GUIDE PRICE  
**£435,000-£450,000**  
**23 The Waters**  
Funtley, PO17 5EL

Situated in the sought after village of Funtley, this detached four bedroom family home is now available to the market! The downstairs presents a fitted kitchen, a spacious lounge/dining room, a conservatory and a WC. Upstairs offers four good size bedrooms, including an en-suite to the main bedroom, along with a family bathroom. Externally, the property benefits from a generous rear garden, access to the integral garage, and off road parking on the driveway to the front. Please call our Fareham office to arrange your viewing so you can appreciate the space this property has to offer!

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## HALL

**KITCHEN** 11' 1" x 8' 5" (3.38m x 2.57m)

**LOUNGE/DINER** 14' 3" x 18' 6" (4.34m x 5.64m)

**CONSERVATORY** 11' 5" x 10' 3" (3.48m x 3.12m)

**WC** 6' 4" x 3' 6" (1.93m x 1.07m)

## LANDING

**BEDROOM ONE** 11' 2" x 13' 3" (3.4m x 4.04m)

**ENSUITE** 5' 8" x 5' 0" (1.73m x 1.52m)

**BEDROOM TWO** 14' 7" x 8' 4" (4.44m x 2.54m)

**BEDROOM THREE** 9' 11" x 8' 7" (3.02m x 2.62m)

**BEDROOM FOUR** 6' 5" x 9' 8" (1.96m x 2.95m)

**BATHROOM** 6' 8" x 6' 2" (2.03m x 1.88m)

**GARDEN**

**GARAGE**

**DRIVEWAY**

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
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