NO ONWARD CHAIN. Three bedroom end of terrace house with conservatory, parking, garage and southerly aspect rear garden in a cul de sac location.

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Stairs to first floor, radiator.

Lounge:- 14' 10'' x 11' 5'' (4.52m x 3.48m) Maximum Measurements
Window to front elevation, radiator, electric fireplace, door to cupboard, further understairs cupboard.

Dining Room:- 9' 4'' x 8' (2.84m x 2.44m)
Radiator, French doors leading to:

Conservatory:-
Windows to side and rear, French doors giving access to garden.

Kitchen:- 9' 3'' x 6' 2'' (2.82m x 1.88m)
Window to rear, range of base and eye level units with under-lighting, work surfaces, single bowl stainless steel sink unit, dishwasher, oven and grill, hob with extractor hood over, fridge, freezer, space for washing machine.

First Floor Landing:-
Access to loft, door to cupboard.

Bedroom 1:- 12' 2'' x 9' 4'' (3.71m x 2.84m) Maximum Measurements
Window to rear elevation, radiator, door to cupboard.

Bedroom 2:- 9' 10'' x 5' 10'' Plus Recess (2.99m x 1.78m)
Window to front elevation, radiator, door to cupboard.

Bedroom 3/Nursery:- 8' 5'' x 7' (2.56m x 2.13m) (Stairwell restricts floorspace)
Window to front, radiator.

Bathroom:- 8' 8'' x 4' 9'' (2.64m x 1.45m)
Window to rear, close coupled WC, wash hand basin, bath with shower over, shower screen, heated towel rail, partly tiled.

Outside:-
Parking to the front. Enclosed rear garden laid to patio, lawns and shingle with gate giving pedestrian access to the rear. Garage with additional parking space.

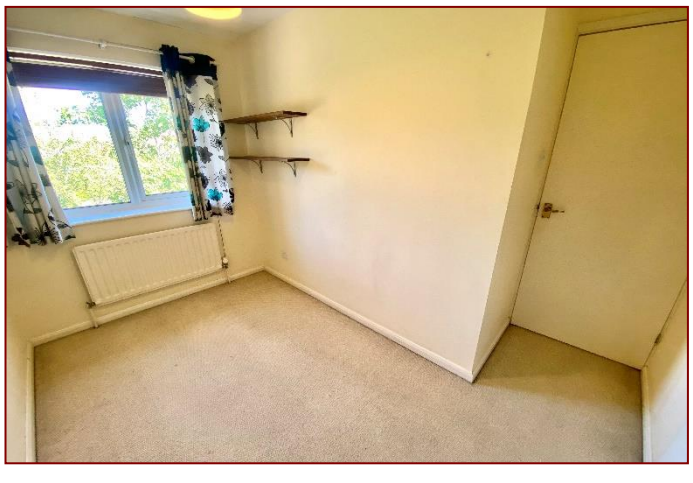
Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Freehold
Property Type: -End of Terraced House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Garage and Parking
Broadband - Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband
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)?
Fenwicks has further details on request.

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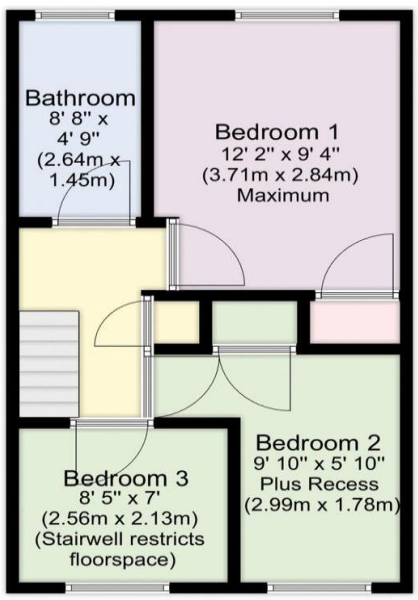





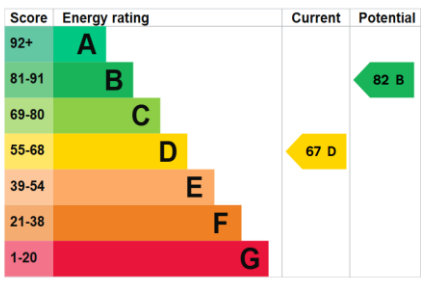




Ground Floor



First Floor



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.

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The Property Ombudsman



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