

Well presented and spacious three bedroom family home with long well manicured rear garden, purpose built garden room/study, sun lounge, parking to the front and additional parking to the rear.

The Accommodation Comprises:-

Front door into:

Entrance Porch:- 4' 9" x 4' 6" (1.45m x 1.37m)

Window to side, door into:

Entrance Hall:-

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

Lounge/Dining Room:- 21' x 13' 1" (6.40m x 3.98m)

Double glazed part bay window to front elevation, radiator, sliding doors giving access to:

Sun Lounge:- 11' 4" x 9' 10" (3.45m x 2.99m)

Double glazed window to side, sliding patio door giving access to rear garden, radiator.

Kitchen:- 9' 9" x 7' 10" (2.97m x 2.39m)

Double glazed window to rear elevation, range of base and eye level units, oven and grill, hob with extractor hood over, space for washing machine, space for fridge freezer, dishwasher, double opening doors to cupboard.

First Floor Landing:-

Bedroom 1:- 11' 2" x 11' (3.40m x 3.35m)

Double glazed part bay window to front elevation, radiator.

Bedroom 2:- 11' 9" x 9' 11" (3.58m x 3.02m)

Double glazed window to rear elevation, radiator.

Bedroom 3:- 8' 1" x 6' 11" (2.46m x 2.11m)

Double glazed window to front elevation, radiator.

Bathroom:- 8' x 6' 11" (2.44m x 2.11m)

Double glazed window to rear elevation, radiator, close coupled WC, wash hand basin, bath with shower over, shower curtain, tiled, access to loft.

Outside:-

Block paved driveway to the front for parking. The rear garden is enclosed with patio area with outside power, water tap, lawns with shrubs to the borders, sheds. Gate gives pedestrian access to further garden area laid to astroturf. Purpose-build garden room/study (15' 8" x 12' 4" (4.77m x 3.76m) with power and light connected, double glazed windows and double glazed French doors. To the rear of the garden areas is a further section with garden shed and ideal for parking which can be accessed via rear service road.

Material Information:-

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

Tenure: - Freehold

Property Type: - Terrace House

Electricity Supply: - Mains, Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

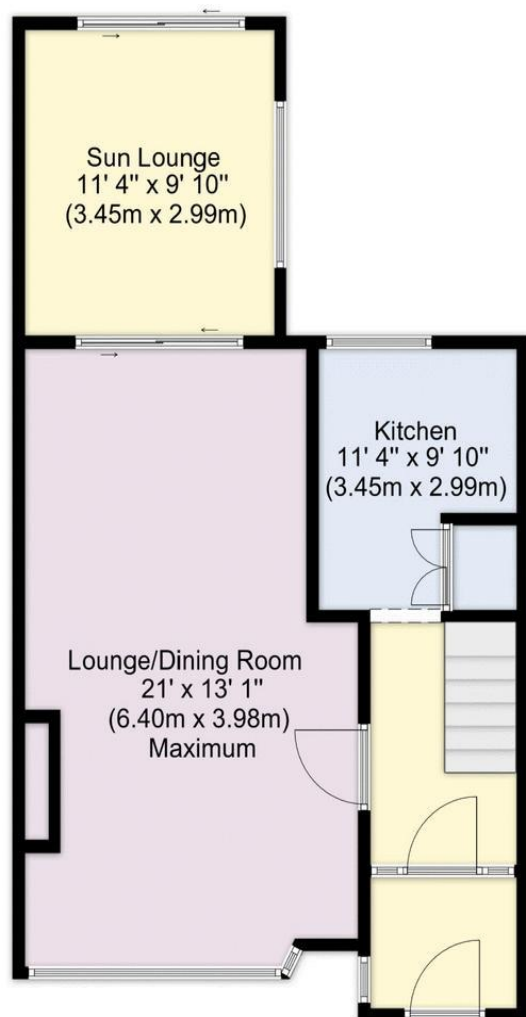
Parking: Parking to the front and Additional Parking to the rear.

Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: up to1600 Mps Upload Speed: 115 Mps

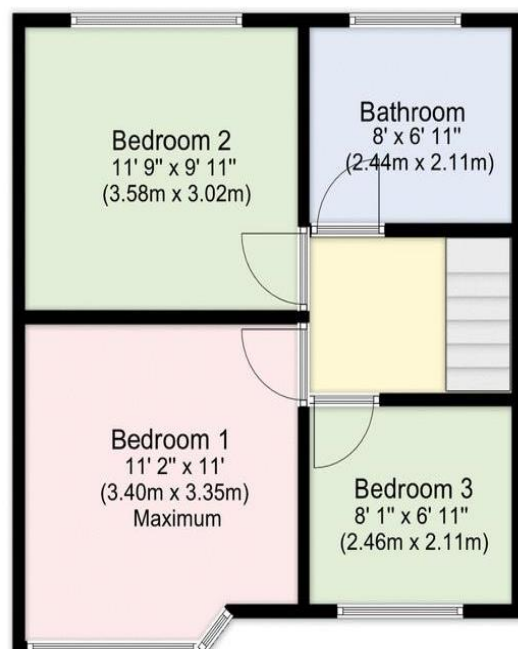
Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

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>)?

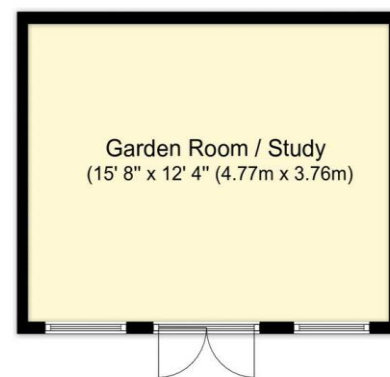




Ground Floor



First Floor



Awaiting EPC

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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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£325,000

47 St. Michaels Grove, Fareham, PO14 1DS

DRAFT DETAILS

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

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