



£425,000
45 The Waters
Fareham, PO17 5EL

This beautifully presented detached three bedroom family home situated in the ever so popular 'The Waters' is now available to the market! The downstairs comprises a contemporary fitted kitchen, a separate lounge room, a garden room with French doors into the garden and a WC. Upstairs boasts three bedrooms and a modern shower room. Externally you will find a low maintenance rear garden, a garage with an electric roller door and side access that leads to the off road parking on the driveway at the front. Other benefits include a Pod Point EV charger, underfloor heating in the Garden Room and Kitchen and owned Solar Panels. Do not miss out on this charming property, so please call our Fareham office now!

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ENTRANCE HALL

KITCHEN 12' 8" x 8' 5" (3.86m x 2.57m)

LOUNGE 11' 4" x 18' 5" (3.45m x 5.61m)

GARDEN ROOM 9' 8" x 17' 7" (2.95m x 5.36m)

WC

BEDROOM ONE 14' 8" x 8' 1" (4.47m x 2.46m)

BEDROOM TWO 11' 6" x 10' 0" (3.51m x 3.05m)

BEDROOM THREE 9' 5" x 8' 6" (2.87m x 2.59m)

SHOWER ROOM 5' 9" x 9' 6" (1.75m x 2.9m)

REAR GARDEN

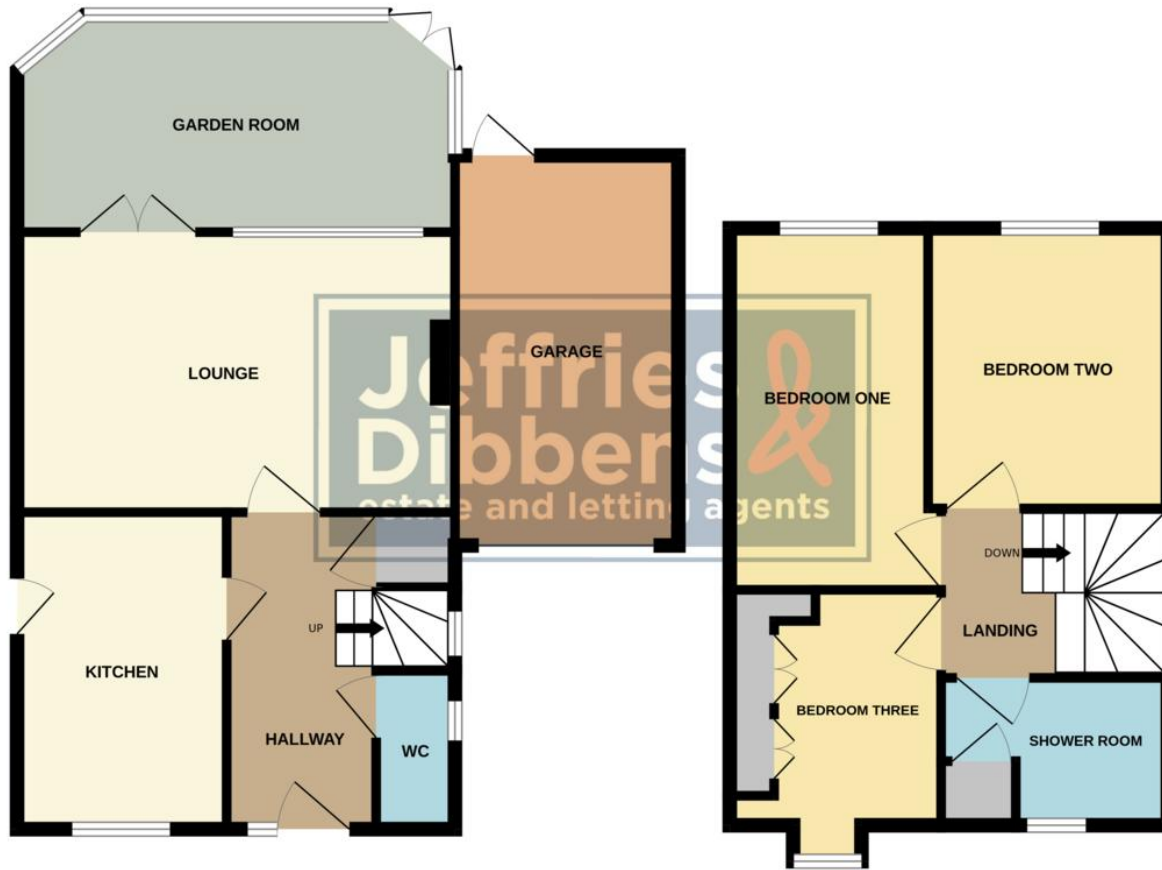
GARAGE 17' 5" x 8' 11" (5.31m x 2.72m)

AGENT NOTES 13 x 450 watt Solar Panels - Owned.



GROUND FLOOR

1ST FLOOR



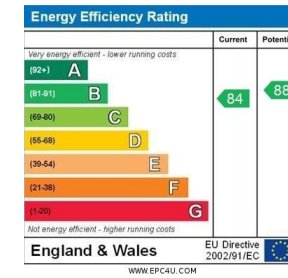
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 D

VIEWINGS
By prior appointment only



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.



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