



**£315,000**  
**4 Vixen Close**  
Hill Head, PO14 3ST

## PROPERTY SUMMARY

This three bedroom mid terrace property is located centrally between Hill Head Beach and Stubbington Village and benefits from being modernised by the current owners. As you enter the property, the wide, welcoming entrance hallway leads into the dual aspect lounge/diner with the refitted kitchen adjacent. The kitchen was installed just a few years ago and boasts integrated appliances, ample storage and worktop space and rear access onto the garden. Upstairs, three well-proportioned bedrooms and a family bathroom complete this ideal family home. In addition to recently installed triple glazing, further benefits include a south facing garden, a garage in a nearby block and driveway parking. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out!





**ENTRANCE HALL** 5' 9" x 5' 2" (1.75m x 1.57m)

**LOUNGE/DINER** 25' 1" x 12' 11" (7.65m x 3.94m)

**KITCHEN** 11' 10" x 7' 8" (3.61m x 2.34m)

**LANDING**

**BEDROOM 1** 12' 2" x 9' 4" (3.71m x 2.84m)

**BEDROOM 2** 9' 8" x 9' 5" (2.95m x 2.87m)

**BEDROOM 3** 8' 10" x 6' 5" (2.69m x 1.96m)

**BATHROOM** 6' 4" x 6' 2" (1.93m x 1.88m)

**OUTSIDE**

**DRIVEWAY PARKING**

**REAR GARDEN**

**GARAGE IN A BLOCK**



GROUND FLOOR

1ST FLOOR



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	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.

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 you.



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