

NO ONWARD CHAIN. Enjoying a town centre location, this three bedroom extended house with two reception rooms is ideally situated close to shops/train station/local schools and in need of modernisation and refurbishment.

The Accommodation Comprises:-

Front door into:

Entrance Porch:-

Door into:

Entrance Hall:-

Radiator, stairs to first floor, sliding doors to under-stairs storage cupboard, window to side elevation.

Lounge:- 12' 3" x 12' 2" (3.73m x 3.71m)

Window to front elevation with secondary glazing, fireplace, radiator.

Dining Room:- 12' 1" x 9' 9" (3.68m x 2.97m) Maximum Measurements

Double glazed window to rear elevation, radiator.

Breakfast Room:- 9' 11" x 9' (3.02m x 2.74m)

Sliding doors giving access to garden, radiator, base units.

Kitchen:- 9' 7" x 8' 1" (2.92m x 2.46m)

Window to side elevation, base units, sink, work surfaces, space for washing machine, oven and fridge freezer, door to:

Larder:- 5' 6" x 2' 2" (1.68m x 0.66m)

Window to side, door into:

Wet Room:- 7' 1" x 5' 6" (2.16m x 1.68m)

Window to rear, tiled, WC, shower, rail and curtain, wash hand basin.

First Floor Landing:-

Access to loft.

Bedroom 1:- 15' 10" x 12' (4.82m x 3.65m) Maximum Measurements

Window to front elevation with secondary glazing, radiator, cupboard.

Bedroom 2:- 10' 11" x 9' 9" (3.32m x 2.97m)

Double glazed window to rear elevation, radiator.

Bedroom 3:- 13' 9" x 9' 1" (4.19m x 2.77m)

Double glazed window to rear elevation.

Outside:-

Garden to the front and an enclosed rear garden.

Note Bene:

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

Tenure: - Freehold

Property Type: - Terraced House

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains.

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: n/a

Broadband - Average available download speed for this Postcode of

1600Mbps: 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-](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)

[agency.gov.uk/homeandleisure/floods/31656.aspx](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx))?

Fenwicks has further details on request.



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

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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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Offers in Excess of £200,000
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