Four bedroom detached house with two reception rooms, conservatory, garage, off road parking and delightful enclosed rear garden in a cul-de-sac location in sought after Catisfield.

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Stairs to first floor, under-stairs cupboard, window to front elevation, radiator, door to cupboard with door giving access to kitchen.

Cloakroom:-
Window to front, chrome heated towel rail, WC with concealed cistern, wash hand basin inset vanity unit, tiled floor.

Lounge:- 17' 7'' x 10' 7'' (5.36m x 3.22m)
Window to side, dado rail, radiator, French doors giving access to:

Conservatory:- 11' 6'' x 10' 8'' (3.50m x 3.25m)
Windows to side and rear, radiator, French doors giving access to garden.

Dining Room:- 13' 10'' x 8' 1'' (4.21m x 2.46m)
Window to rear and side, radiator, door to:

Kitchen/Breakfast Room:- 12' 11'' x 10' 5'' (3.93m x 3.17m)
Window to rear, door to garden, tiled floor, radiator, base and eye level units with work surfaces, one and a half bowl sink unit, double oven and grill, hob with extractor over, wine rack.

Utility Room:- 6' 6'' x 5' 9'' (1.98m x 1.75m)
Window to front, tiled floor, fuse box, gas central heating boiler, space for washing machine, tumble dryer, fridge freezer.






First Floor Landing:-
Window to side, access to loft, smoke detector, airing cupboard with tank and shelves.

Bedroom 1:- 16' 8'' x 9' 6'' (5.08m x 2.89m)
Window to front, radiator, mirror fronted wardrobes, shower cubicle, extractor fan.

Bedroom 2:- 10' 9'' x 10' 8'' (3.27m x 3.25m)
Window to rear, radiator.

Bedroom 3:- 10' 7'' x 8' 1'' (3.22m x 2.46m)
Window to rear, radiator.

Bedroom 4:- 10' 7'' x 6' 4'' (3.22m x 1.93m)
Window to rear, radiator.

Bathroom:- 6' 10'' x 5' 5'' (2.08m x 1.65m)
Window to front, tiled, extractor fan, bath with shower over, shower screen, close coupled WC with concealed cistern, wash hand basin inset vanity unit, heated towel rail, mirror fronted vanity unit, tiled.

Outside:-
Driveway for parking leading to garage (18'5 x 8'8) with power and light connected, courtesy door to side and window to rear. Rear garden laid primarily to lawn with range of shrubs and flowers, shingled area, patio area, greenhouse and additional patio area.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band E
Tenure: - Freehold
Property Type: - Detached House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
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: Unknown. Current black spots - Unknown. Please check here for all networks - https://checker.ofcom.org.uk/
Flood Risk: - Please check flood risk data at the Environment Agency's website (http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)

Fenwicks Estate Agent has further information as provided by current vendor

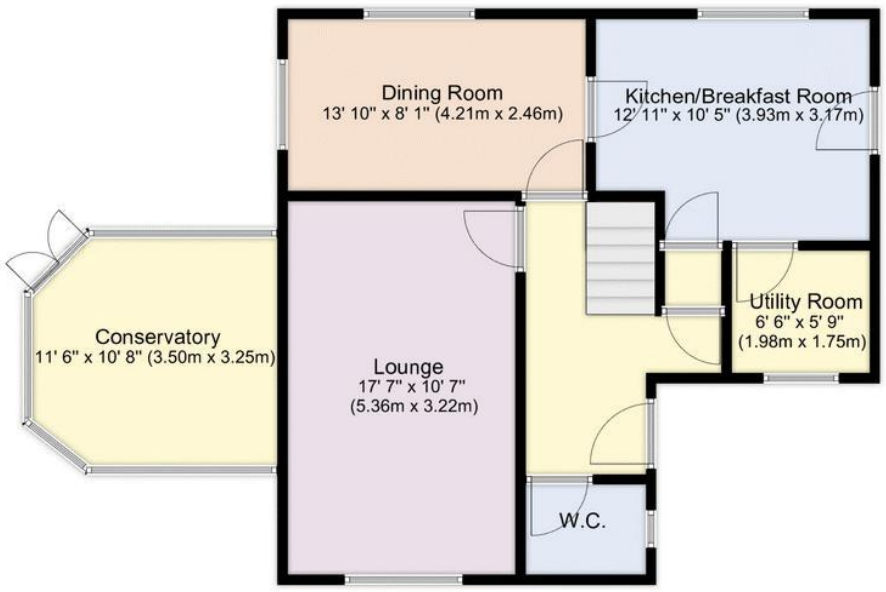




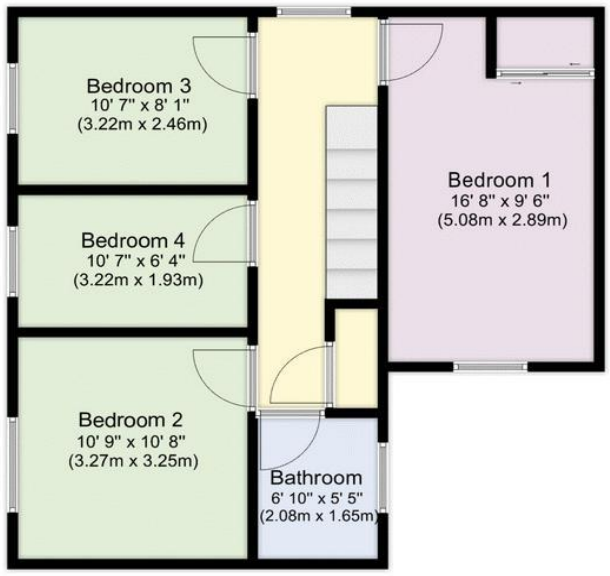




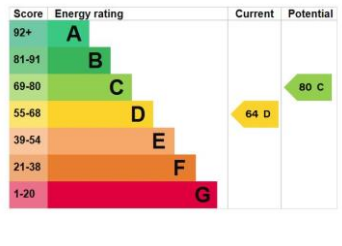




Ground Floor



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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.

The Property Ombudsman



£499,000

41 Appleton Road, Catisfield, Fareham, PO15 5QH

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

Fenwicks
THE INDEPENDENT ESTATE AGENT