

NO ONWARD CHAIN. Three double bedroom detached house in a sought after location in north Fareham with driveway, garage and generously proportioned rear garden.

- Three Double Bedrooms
- Two Reception Rooms
- Entrance Porch and Entrance Hall
- Downstairs Cloakroom
- Separate Kitchen
- Family Shower Room
- Shower Cubicle in Bedroom 1
- Double Glazing
- Gas Central Heating
- Driveway
- Garage
- Enclosed Rear Garden
- No Onward Chain



The Accommodation Comprises:-

Door into:

Entrance Porch:- 9' 10" x 3' 9" (2.99m x 1.14m)
Windows to front and side, door into:

Entrance Hall:-
Stairs to first floor, window to side elevation, radiator, steps and door lead to:

Cloakroom:-
Window to rear elevation, WC, radiator, sink, under-stairs recess and storage area.

Lounge:- 22' 1" x 11' 10" (6.73m x 3.60m)
Windows to front, side and rear elevations, door giving access to garden, fireplace, radiator.

Dining Room:- 11' 9" x 10' 11" (3.58m x 3.32m)
Window to front elevation, fireplace.

Kitchen:- 11' 2" x 9' 3" (3.40m x 2.82m)
Window to rear elevation, door giving access to garden, base and eye level units, one and a half bowl sink unit, wine rack, partly tiled, oven and grill with extractor fan, space for washing machine and fridge freezer.

First Floor Landing:-
Window to front and rear elevation, access to loft, radiator.

Bedroom 1:- 13' 6" to wardrobes x 8' 8" (4.11m x 2.64m)
Windows to rear elevation, radiator, sliding doors to wardrobe cupboard, shower cubicle, sink.

Bedroom 2:- 13' 1" x 11' 9" (3.98m x 3.58m)
Window to front elevation, radiator, fitted wardrobes.

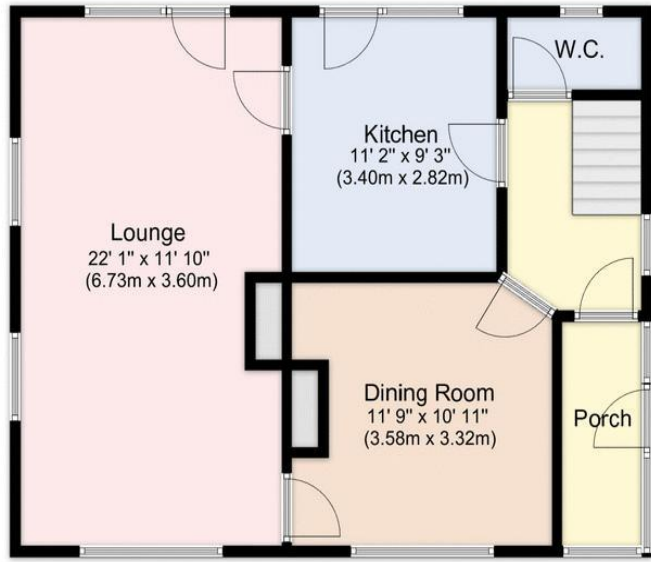
Bedroom 3:- 11' 11" x 9' 7" (3.63m x 2.92m) Maximum Measurements
Window to front elevation, radiator.

Shower Room:- 8' 7" x 5' 8" (2.61m x 1.73m)
Window to rear elevation, shower cubicle, close coupled WC, wash hand basin, chrome heated towel rail, storage cupboard.

Outside:-
Driveway for parking leads to garage. Enclosed rear garden laid mainly to lawn with shrubs, trees, patio area, pathway leads to the rear with greenhouse and garden shed.

Material Information:-
Council Tax Band: - Fareham Borough Council. Tax Band: F
Tenure: - Freehold
Property Type: - Detached House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Driveway and Garage
Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 1600 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>)?





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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£495,000

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