



GUIDE PRICE  
**£260,000-£270,000**  
**19 Christie Avenue**  
Fareham, PO15 7JE

## PROPERTY SUMMARY

Located less than a mile away from Whiteley Shopping Centre and within close proximity to transport links, Jeffries and Dibbens are delighted to welcome this two bedroom semi-detached property to the market. The downstairs presents a fitted kitchen, a spacious lounge/diner and a conservatory at the rear. Upstairs boasts two bedrooms and a family bathroom. Externally, there is a rear garden, a single garage and off the road parking to the front. Viewings are highly advised, so call us now!





## **ENTRANCE HALL**

**KITCHEN** 7' 10" x 7' 10" (2.39m x 2.39m)

**LIVING ROOM** 16' 10" x 11' 10" (5.13m x 3.61m)

**CONSERVATORY** 11' 1" x 10' 0" (3.38m x 3.05m)

## **LANDING**

**BATHROOM** 7' 10" x 4' 10" (2.39m x 1.47m)

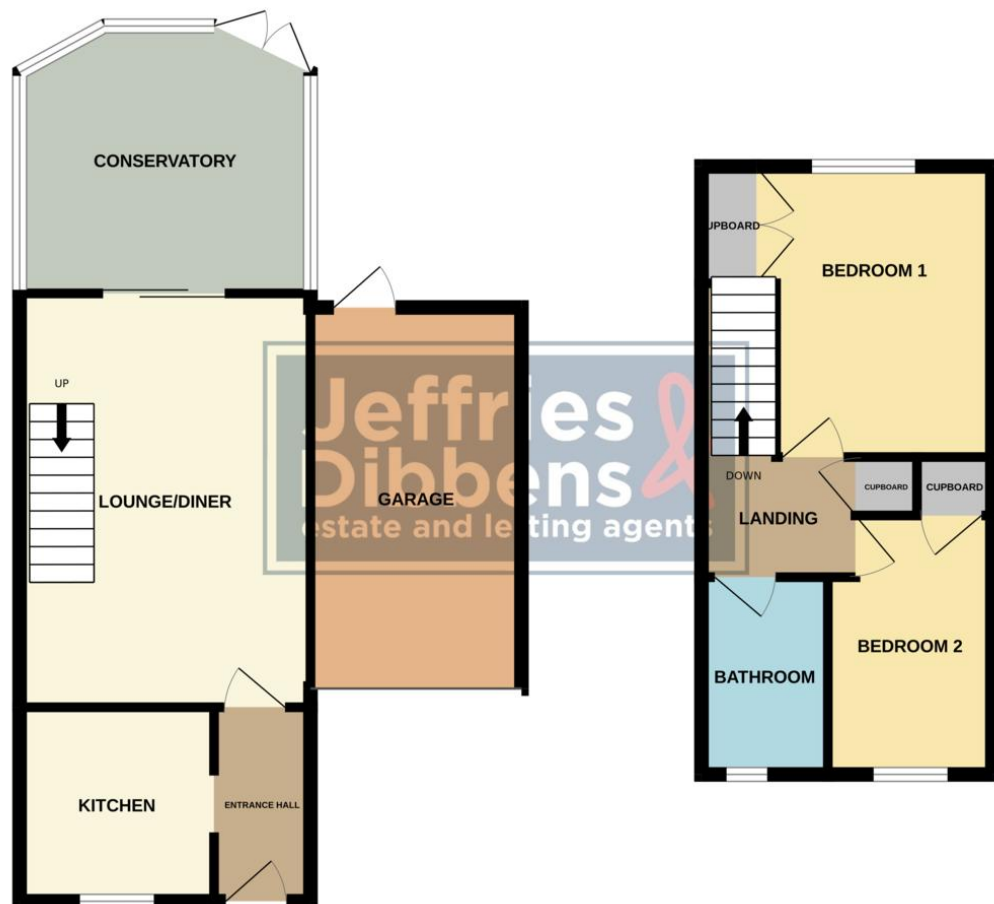
**BEDROOM 1** 11' 9" x 9' 9" (3.58m x 2.97m)

**BEDROOM 2** 10' 10" x 6' 9" (3.3m x 2.06m)

## **GARDEN**

## **GARAGE**





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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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.

**Jeffries  
Dibbens &**  
estate and letting agents

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