

Well presented three bedroom family home with modern fitted kitchen, garage, off road parking, enclosed rear garden and within easy reach of local shops and schools.

- Three Bedrooms
- Entrance Hall
- Lounge/Dining Room
- Kitchen
- Downstairs Cloakroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Off Road Parking
- Garage
- Enclosed Rear Garden
- Located Close to Local Schools and Shops

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Stairs to first floor, radiator.

Lounge/Dining Room:- 15' 10" x 13' 5" (4.82m x 4.09m)

Double glazed window to rear elevation, French doors giving access to garden, radiator, fireplace.

Kitchen:- 13' x 9' 5" (3.96m x 2.87m) Maximum Measurements

Double glazed window to front elevation, range of base and eye level units with work surfaces, one and a half bowl sink unit, double oven and grill, hob with extractor hood over, dishwasher, space for fridge freezer, space for table and chairs and washing machine, radiator, under-stairs cupboard.

Cloakroom:-

Double glazed window to front elevation, close coupled WC, wash hand basin.

First Floor Landing:-

Bedroom 1:- 13' 11" x 9' 1" Plus recess (4.24m x 2.77m)

Double glazed window to rear elevation, radiator, over-stairs cupboard.

Bedroom 2:- 10' 2" x 9' 2" plus recess (3.10m x 2.79m)

Double glazed window to front elevation, radiator, double opening doors to wardrobe cupboard, radiator.

Bedroom 3:- 10' 10" x 6' 5" (3.30m x 1.95m)

Double glazed window to rear elevation, radiator.

Bathroom:- 7' 4" x 6' 5" (2.23m x 1.95m)

Double glazed window to front elevation, close coupled WC, wash hand basin inset vanity unit, bath with shower over, shower screen, chrome heated towel rail, airing cupboard with gas central heating boiler and shelves.

Outside:-

Front garden with pathway leading to front door. Enclosed rear garden with patio and astroturf lawn, brick built shed, gate gives pedestrian access to the rear with garage.

Material Information:-

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

Tenure: - Freehold

Property Type: -Terraced House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: Garage

Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 1600 Mps

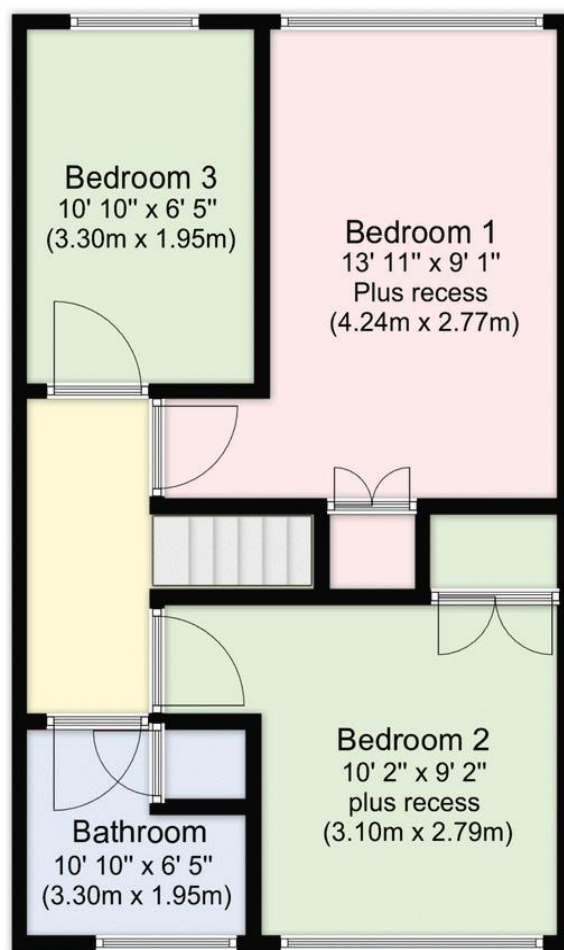
Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

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>)?





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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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£270,000

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Fenwicks

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