



16 Noble Road, Fareham, PO14 4FJ

Asking Price £365,000



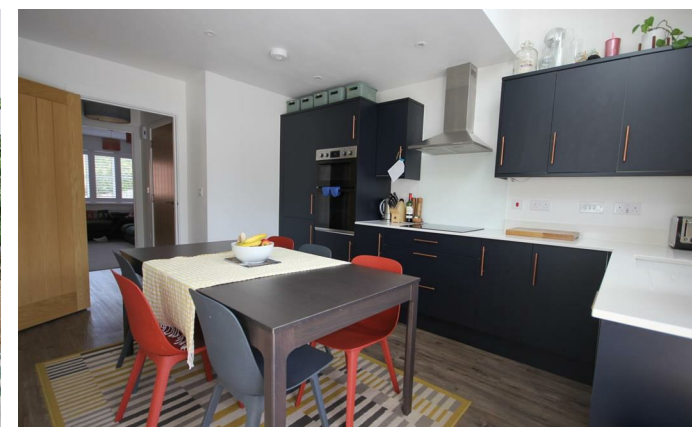
Noble Road |
Fareham | PO14 4FJ
Asking Price £365,000

W&W are pleased to offer for sale this well presented three bedroom semi detached town house offered with no chain ahead. Internally, the property boasts accommodation over three floors providing three bedrooms, lounge, kitchen/dining room, downstairs cloakroom/utility room, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from a beautifully landscaped rear garden & allocated parking for two vehicles.

Noble Road is situated in the popular location of Titchfield Common. It benefits from the tranquillity of the surroundings while still being conveniently located near local amenities. Titchfield and Fareham are within easy reach, offering a wide range of shops, restaurants, and leisure facilities. The area is well-served by reputable schools, including the esteemed St. John The Baptist C of E Primary School and the popular Brookfield Community School. Excellent transport links, including proximity to junction 9 of the M27.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Three bedroom semi-detached townhouse offers contemporary living across three well-appointed floors

No chain ahead

Spacious living room

Modern kitchen/diner with double doors opening out to the rear garden & Velux windows

Integrated appliances include oven, hob, dishwasher & fridge/freezer

Utility room/downstairs cloakroom providing additional storage space & plumbing for appliances

Impressive main bedroom to the top floor with Velux window & en-suite

Two additional double bedrooms to the first floor

Modern main bathroom comprising three piece white suite

Excellent EPC rating of B (84), ensuring energy efficiency and lower running costs

Beautifully landscaped rear garden enjoying large paved patio perfect for alfresco dining & area laid to artificial lawn

Allocated parking for two vehicles

Estate Management Charge £563.06 (current)

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

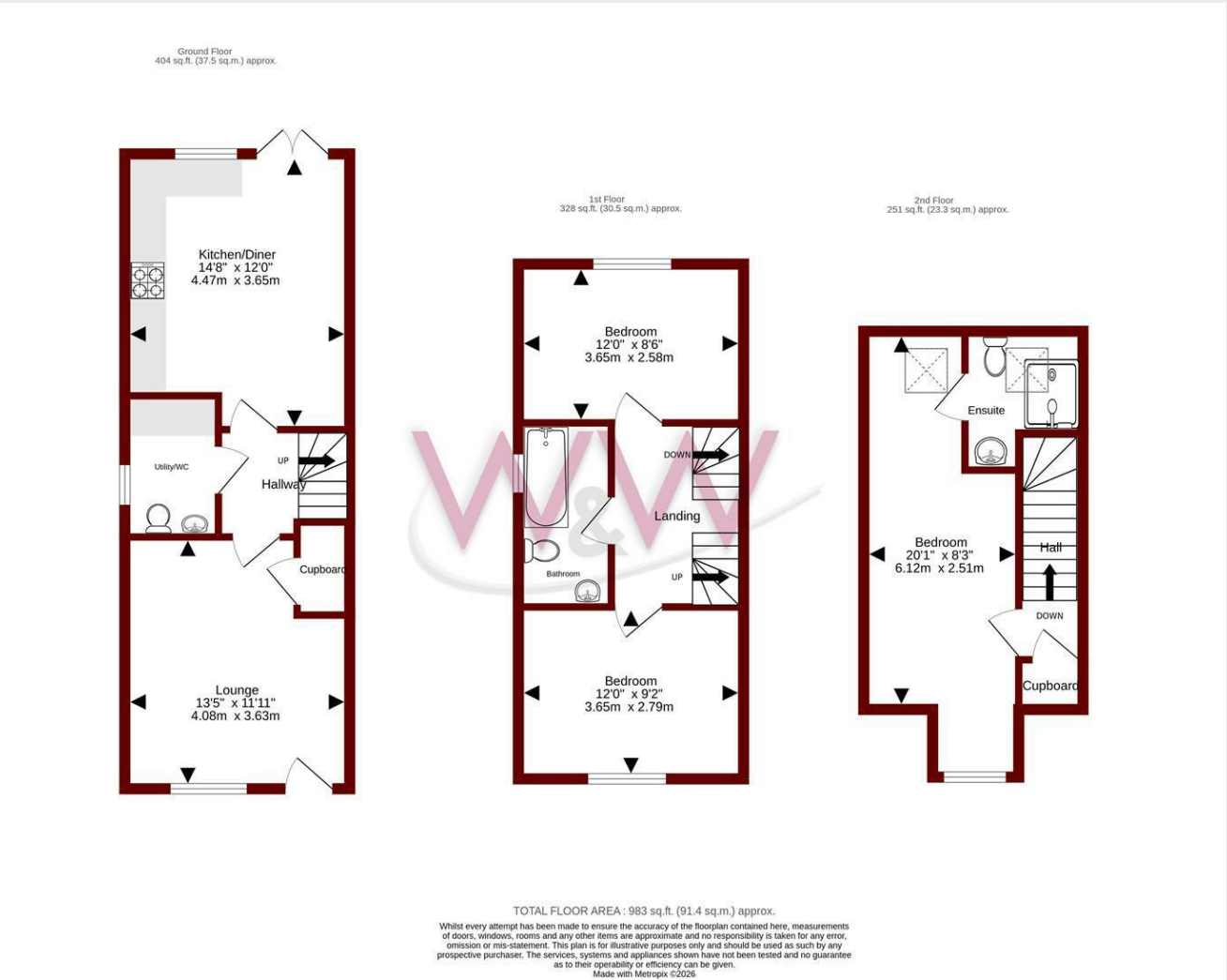
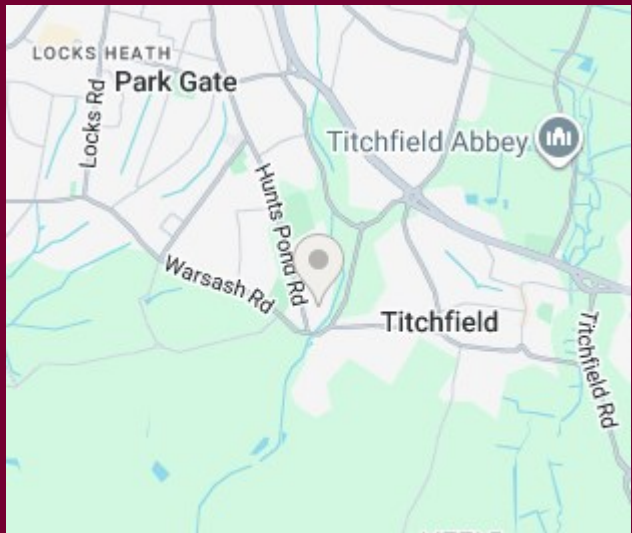
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

20e Bridge Road
Park Gate
Southampton
Hampshire
SO31 7GE
01489 577990
parkgate@walkerwaterer.co.uk
www.walkerwaterer.co.uk