



43 Mayridge, Fareham, PO14 4QP

Asking Price £250,000



Mayridge |
Fareham | PO14 4QP
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W&W are pleased to offer for sale this well presented two bedroom terraced home. The property boasts two bedrooms, lounge, modern kitchen, conservatory/dining room & modern bathroom. Outside, the property benefits from a rear garden & allocated parking.

Mayridge is a cul de sac situated off of Longacres Road, meaning the excellent transport links including A27 & M27 are easily accessible. A variety of shops are just a 5 minute walk, while the further amenities of Whiteley, Park Gate & Locks Heath are all less than 10 minutes away



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.





Well presented two bedroom terraced home

Lounge with window to the front

Modern kitchen enjoying attractive wood effect worktops, attractive cabinets & mosaic style wall tiles

Integrated appliances include oven, hob & fridge/freezer with space for additional appliances

11'11ft Dining room/Conservatory with double doors opening out to the rear garden

Main bedroom benefitting from built in storage

Guest bedroom with window overlooking the rear garden

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Rear enclosed garden enjoying paved patio areas, area laid to lawn with shrubbery/flower beds & shed to remain

Allocated parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

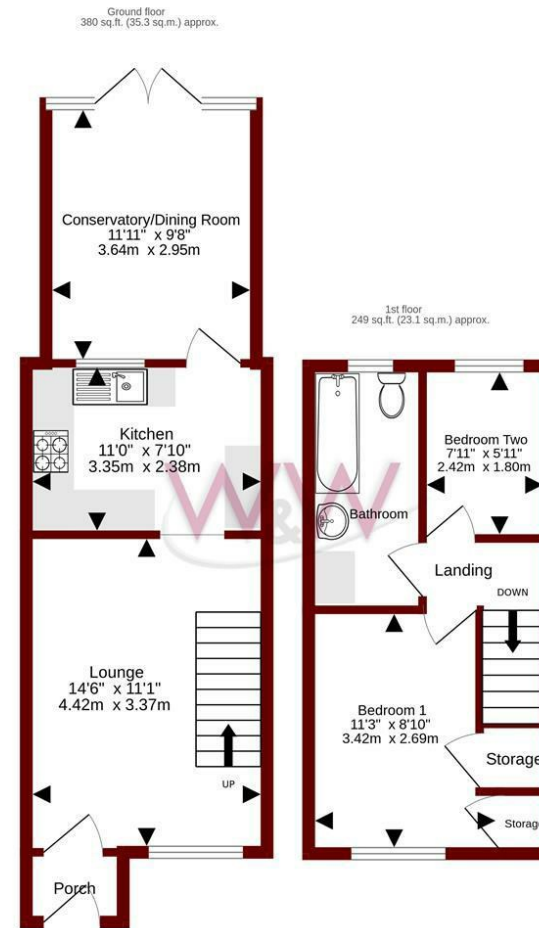
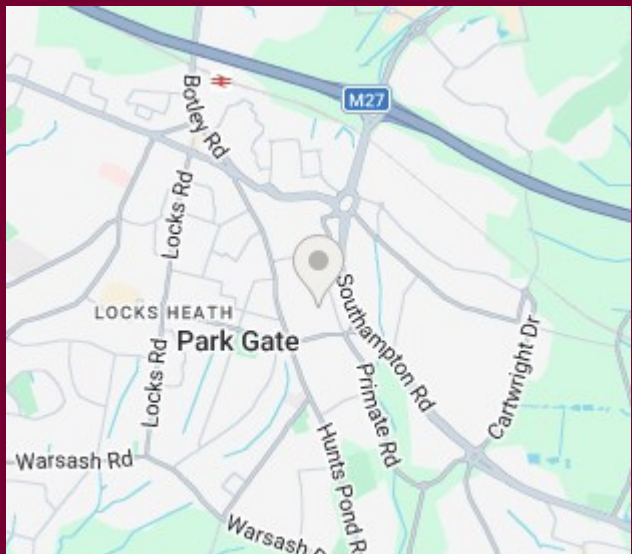
Sewerage - Mains

Heating - Gas central heating with replacement Vaillant combination boiler

Broadband - There is broadband connected to the property and this is supplied by BT

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

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.

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 for 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 - B

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk