Four bedroom detached house with two reception rooms, conservatory, garage, off road parking and delightful enclosed rear garden in a cul-de-sac location in sought after Catisfield.

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Stairs to first floor, under-stairs cupboard, window to front elevation, radiator, door to cupboard with door giving access to kitchen.

Cloakroom:-
Window to front, chrome heated towel rail, WC with concealed cistern, wash hand basin inset vanity unit, tiled floor.

Lounge:- 17' 7'' x 10' 7'' (5.36m x 3.22m)
Window to side, dado rail, radiator, French doors giving access to:

Conservatory:- 11' 6'' x 10' 8'' (3.50m x 3.25m)
Windows to side and rear, radiator, French doors giving access to garden.

Dining Room:- 13' 10'' x 8' 1'' (4.21m x 2.46m)
Window to rear and side, radiator, door to:

Kitchen/Breakfast Room:- 12' 11'' x 10' 5'' (3.93m x 3.17m)
Window to rear, door to garden, tiled floor, radiator, base and eye level units with work surfaces, one and a half bowl sink unit, double oven and grill, hob with extractor over, wine rack.

Utility Room:- 6' 6'' x 5' 9'' (1.98m x 1.75m)
Window to front, tiled floor, fuse box, gas central heating boiler, space for washing machine, tumble dryer, fridge freezer.

First Floor Landing:-
Window to side, access to loft, smoke detector, airing cupboard with tank and shelves.

Bedroom 1:- 16' 8'' x 9' 6'' (5.08m x 2.89m)
Window to front, radiator, mirror fronted wardrobes, shower cubicle, extractor fan.

Bedroom 2:- 10' 9'' x 10' 8'' (3.27m x 3.25m)
Window to rear, radiator.

Bedroom 3:- 10' 7'' x 8' 1'' (3.22m x 2.46m)
Window to rear, radiator.

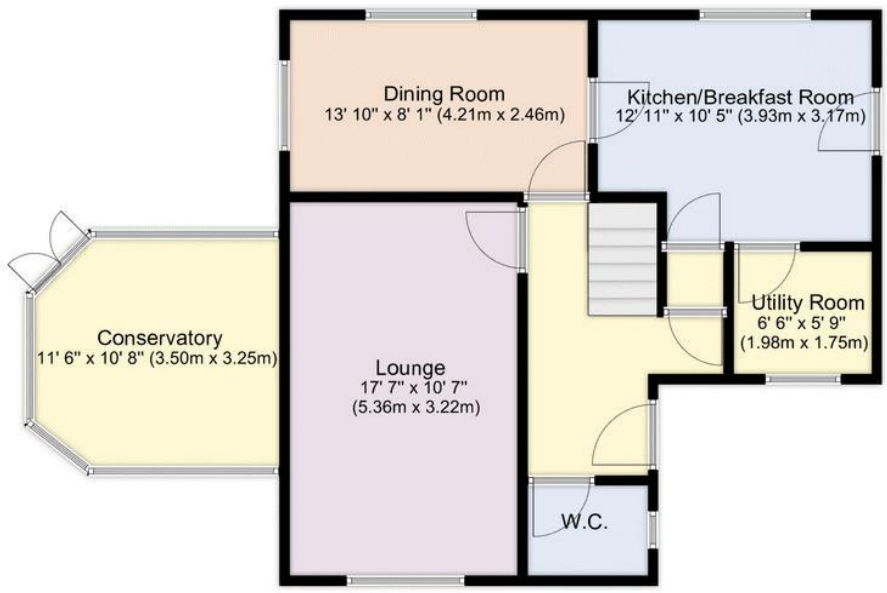
Bedroom 4:- 10' 7'' x 6' 4'' (3.22m x 1.93m)
Window to rear, radiator.

Bathroom:- 6' 10'' x 5' 5'' (2.08m x 1.65m)
Window to front, tiled, extractor fan, bath with shower over, shower screen, close coupled WC with concealed cistern, wash hand basin inset vanity unit, heated towel rail, mirror fronted vanity unit, tiled.

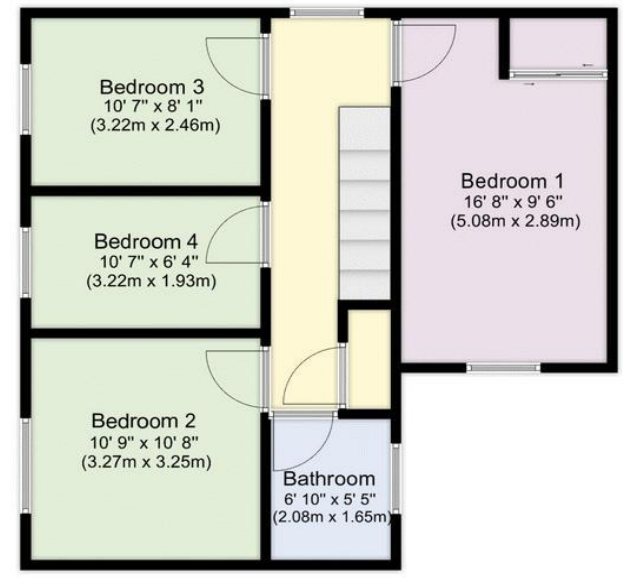
Outside:-
Driveway for parking leading to garage (18'5 x 8'8) with power and light connected, courtesy door to side and window to rear. Rear garden laid primarily to lawn with range of shrubs and flowers, shingled area, patio area, greenhouse and additional patio area.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band E
Tenure: - Freehold
Property Type: - Detached House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
Broadband - Average available download speed for this Postcode of 1600Mbps: Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband
Mobile signal: Unknown. Current black spots - Unknown. Please check here for all networks - https://checker.ofcom.org.uk/
Flood Risk: - Please check flood risk data at the Environment Agency's website (http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)?

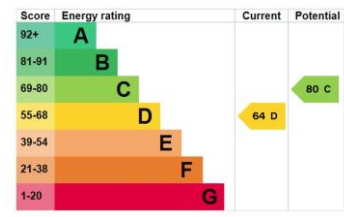
Fenwicks Estate Agent has further information as provided by current vendor



Ground Floor



First Floor



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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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The Property Ombudsman

£510,000

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THE INDEPENDENT ESTATE AGENT