

**NO ONWARD CHAIN.** Enjoying a sought after Downend location within easy reach of Cams Secondary School, this delightful three bedroom home benefits from a garage and off road parking.

- Three Bedroom Semi Detached House
- Two Reception Rooms
- Separate Kitchen
- Downstairs Cloakroom
- Shower Room
- Double Glazing
- Off Road Parking and Garage
- Enclosed Front and Rear Gardens
- Within Easy Reach of Cams Secondary School
- No Onward Chain

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Double glazed window to side, stairs to first floor, storage cupboard, door into:

**Lounge:-** 16' 4" x 15' 2" (4.97m x 4.62m) Maximum Measurements  
Double glazed window to front elevation, under-stairs storage cupboard, open fireplace with electric fire inset, storage heater.

**Dining Room:-** 9' 7" x 7' 7" (2.92m x 2.31m)  
Double glazed sliding patio doors giving access to rear garden, Dimplex electric storage heater, sliding door into:

**Kitchen:-** 9' 8" x 7' 2" (2.94m x 2.18m)  
Double glazed window to side elevation, door giving access to rear, range of base and eye level units, sink unit, space for electrical appliances including: washing machine, dishwasher, fridge freezer and oven.

**Cloakroom:-**  
Double glazed window to rear, close coupled WC, wash hand basin, electric heater.

**First Floor Landing:-**  
Access to loft, smoke detector, Creda electric heater.

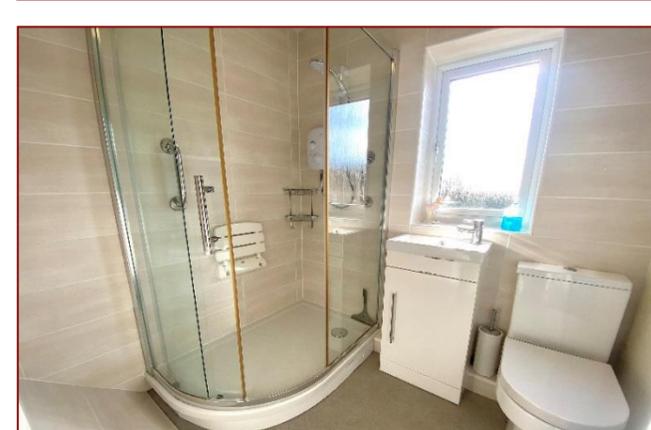
**Bedroom 1:-** 13' 4" x 9' 9" (4.06m x 2.97m)  
Double glazed window to rear elevation, Dimplex wall heater, sliding doors to wardrobe cupboard.

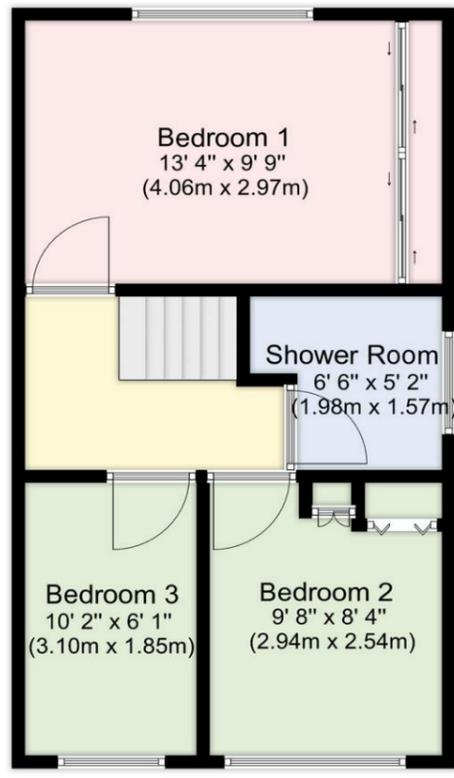
**Bedroom 2:-** 9' 8" x 8' 4" (2.94m x 2.54m)  
Double glazed window to front elevation, electric wall heater, airing cupboard with hot water tank, further cupboard.

**Bedroom 3:-** 10' 2" x 6' 1" (3.10m x 1.85m)  
Double glazed window to front.

**Shower Room:-** 6' 6" x 5' 2" (1.98m x 1.57m)  
Double glazed window to side elevation, close coupled WC, wash hand basin inset vanity unit, shower, tiled, heater, heated towel rail.

**Outside:-**  
Gardens laid to lawn to the front extending to the side and rear which is enclosed by fence panels, pathway leads to the rear with gate giving pedestrian access, garage with up and over door and off road parking.





**Material Information:-**

Council Tax Band: - Fareham Borough Council. Tax Band C  
 Tenure: - Freehold  
 Property Type: - Semi Detached House  
 Electricity Supply: - Mains  
 Gas Supply: - Currently Not Connected  
 Water Supply: - Mains  
 Sewerage: - Mains  
 Heating: - Electric Heating and Storage Heating  
 Parking: Off Road Parking and 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>)?

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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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£350,000

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