

**NO ONWARD CHAIN.** Enjoying a sought after location in Catisfield, this is a three bedroom detached house with driveway, garage and enclosed rear garden.

- Three Bedroom Detached House
- Entrance Porch and Entrance Hall
- Lounge/Dining Room
- Kitchen
- Downstairs Cloakroom
- Family Bathroom
- Gas Central Heating and Double Glazing
- Driveway and Garage
- Enclosed Rear Garden
- No Onward Chain

**The Accommodation Comprises:-**  
Front door into:

**Entrance Porch:-**  
Tiled floor, door into:

**Entrance Hall:-**  
Stairs to first floor, under-stairs cupboard, radiator.

**Lounge/Dining Room:-** 21' 1" x 11' 8" (6.42m x 3.55m) Maximum Measurements  
Double glazed window to front elevation, radiators, sliding door giving access to rear garden, door into:

**Kitchen:-** 11' 5" x 11' 3" (3.48m x 3.43m) Maximum Measurements  
Double glazed window to rear elevation, door giving access to side and rear, range of base and eye level units with work surfaces, single bowl stainless steel sink unit, space for oven, space for washing machine and further electrical appliances, radiator.

**Cloakroom:-**  
Double glazed window to side, low level WC, wash hand basin.

**First Floor Landing:-**  
Access to loft, double glazed window to front elevation.

**Bedroom 1:-** 11' 8" x 11' 4" (3.55m x 3.45m) Maximum Measurements  
Double glazed window to rear elevation, radiator, door to cupboard with rail and shelf.

**Bedroom 2:-** 11' 8" x 9' 7" (3.55m x 2.92m)  
Double glazed window to front elevation, radiator, fitted wardrobes.

**Bedroom 3:-** 8' 6" x 8' 4" (2.59m x 2.54m)  
Double glazed window to rear elevation, radiator, door to airing cupboard with gas central heating boiler.

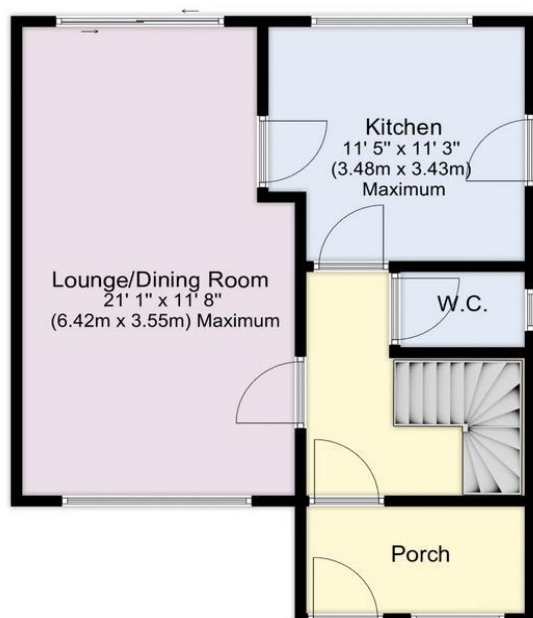
**Bathroom:-** 6' 6" x 5' 7" (1.98m x 1.70m)  
Double glazed window to side elevation, bath with shower over, rail and curtain, tiled, low level WC, wash hand basin, radiator.

**Outside:-**  
Driveway leads to garage, front lawned garden. Rear enclosed garden laid to lawn, bordered by fence panels and some shrubs to the borders.

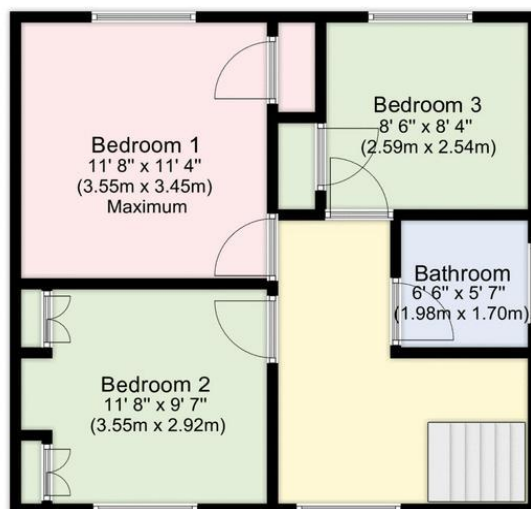
**Material Information:-**  
Council Tax Band: - Fareham Borough Council. Tax Band E  
Tenure: - Freehold  
Property Type: - Detached House  
Electricity Supply: - Mains  
Gas Supply: - Mains  
Water Supply: - Mains  
Sewerage: - Mains  
Heating: - Gas Central Heating  
Parking: Driveway and Garage  
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>)?







Ground Floor



First Floor

Awaiting EPC

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£375,000

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