Enjoying a cul de sac location in north Fareham within easy reach of Orchard Lea Junior School, this is a beautifully presented and extended four double bedroom family home with two reception rooms, modern kitchen/dining room, ensuite facility and separate utility room.

The Accommodation Comprises:-
Glazed front door with window to side into:

Entrance Hall:- 17' 7'' x 5' 10'' (5.36m x 1.78m) Maximum Measurements
Stairs to first floor with under-stairs cupboard, radiator, smoke detector, door into:

Kitchen/Dining Room:- 19' 9'' x 9' 3'' (6.02m x 2.82m)
Window overlooking garden and French doors giving access to rear garden, radiator, range of base and eye level units with work surfaces, oven and grill, hob with extractor hood over, integrated fridge and freezer, integrated dishwasher.

Lounge:- 14' 4'' x 13' 7'' (4.37m x 4.14m)
Window to front elevation, radiator, fireplace, door to:

Family Room:- 12' 7'' x 11' 11'' (3.83m x 3.63m)
Window to front elevation, radiator, flat ceiling inset spot lighting inset, door to:

Utility Room:- 9' 1'' x 7' 5'' (2.77m x 2.26m)
Door and window to rear giving access and enjoying views of the garden, base and eye level units, single bowl sink unit, space for washing machine and tumble dryer, gas central heating boiler enclosed within wall unit, radiator, door to deep storage cupboard ideal for housing electrical appliances.

Cloakroom:-
Window to rear, close coupled WC, heated towel rail, wash hand basin inset vanity unit.

First Floor Landing:-
Access to loft.

Bedroom 1:- 12' 8'' x 12' (3.86m x 3.65m)
Window to front elevation, radiator, flat ceiling inset spot lighting, door to walk-in dressing room (9'1 x 5'6) with window to rear elevation, radiator.

Ensuite Shower Room:- 9' 1'' x 6' (2.77m x 1.83m)
Window to rear elevation, close coupled WC, wash hand basin inset vanity unit, double length shower unit, tiled floor, tiled wall, chrome heated towel rail, extractor fan.

Bedroom 2:- 11' 2'' x 10' 9'' (3.40m x 3.27m)
Window to front elevation, radiator.

Bedroom 3:- 9' 7'' x 8' 9'' (2.92m x 2.66m)
Window to rear elevation, radiator.

Bedroom 4:- 8' 6'' x 7' 8'' plus recess (2.59m x 2.34m)
Window to front elevation, radiator, over-stairs airing cupboard with tank and shelves.

Bathroom:- 7' 1'' x 5' 7'' (2.16m x 1.70m)
Window to rear elevation, radiator, wash hand basin, bath with shower over, rail and curtain, tiled.

Cloakroom:-
Window to rear elevation, tiled, low level WC.

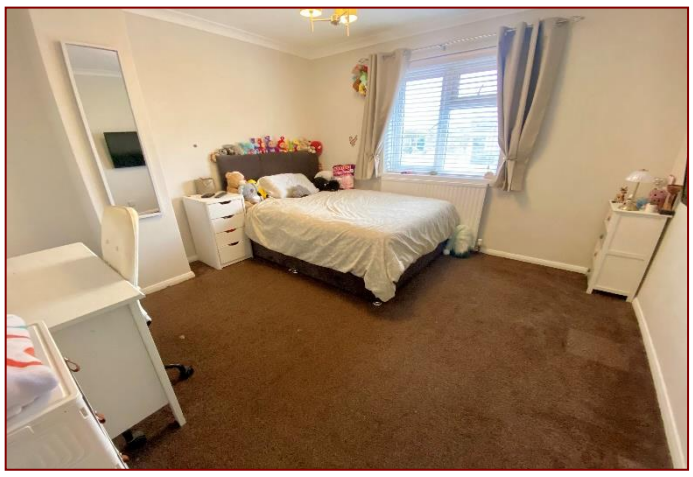
Outside:-
Driveway to the front for parking. Enclosed rear garden laid to astroturf and wooden decking, patio slabs, wooden gate gives pedestrian access to the side.





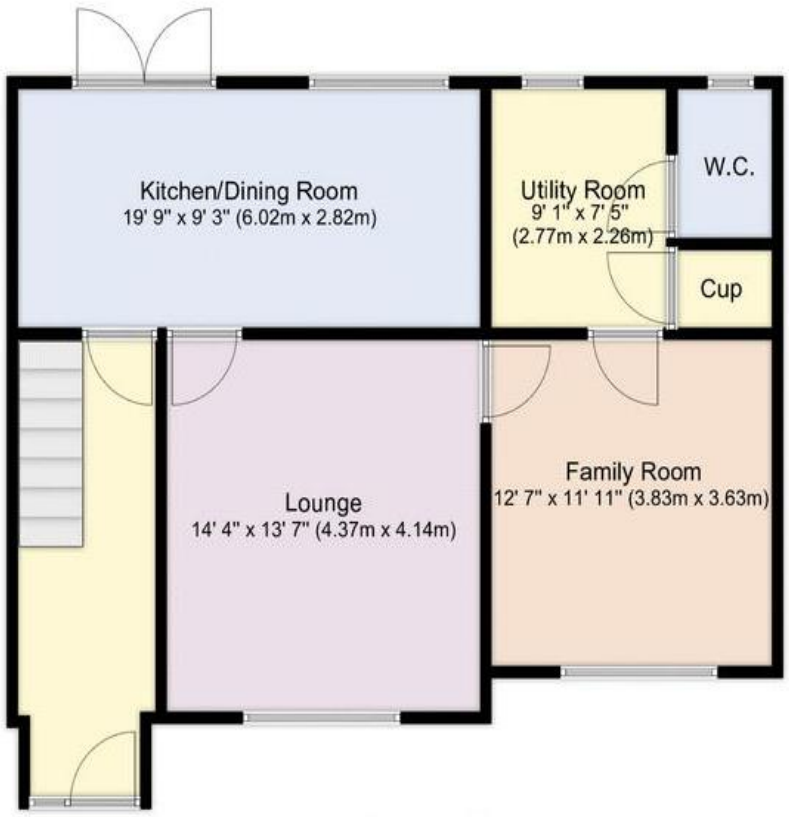




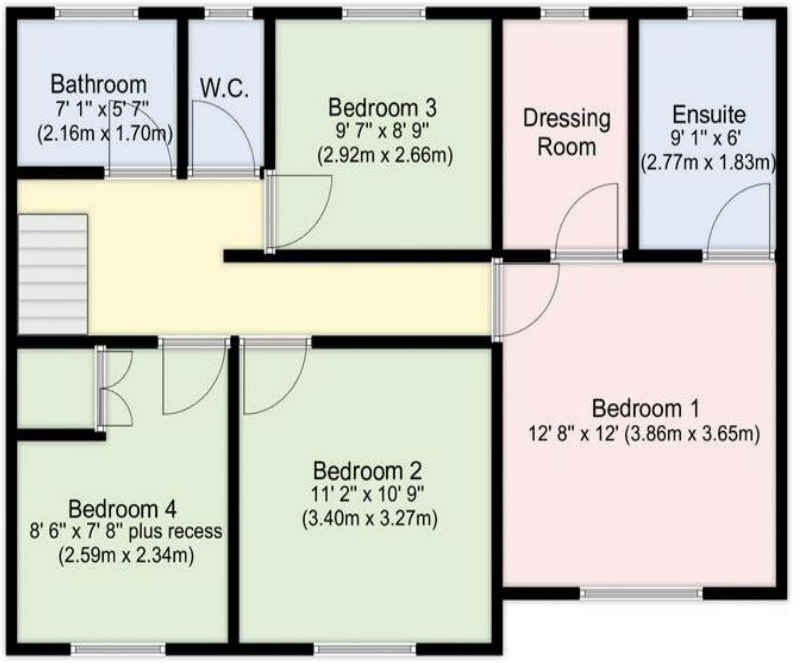









Ground Floor



First Floor

Awaiting EPC

Material Information:-
Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Freehold Property
Type: - End of Terrace House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains Sewerage: -
Mains Heating: - Gas Central Heating
Parking: Driveway
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)?

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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



£399,950
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DRAFT DETAILS

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