

**NO ONWARD CHAIN.** Two double bedroom house with upstairs shower room, kitchen/dining room, southerly aspect rear garden, off road parking and located within easy reach of Fareham town centre/train station and well regarded local schools.

- Two Double Bedrooms
- Kitchen/Dining Room
- Sun Lounge
- Upstairs Shower Room
- Off Road Parking
- Enclosed Rear Garden enjoying a Southerly Aspect
- Located Within Easy Reach of Fareham Town Centre/Train Station and Excellent Local Schools
- No Onward Chain

**The Accommodation Comprises:-**

Front door into:

**Entrance Porch:-**

Window to side elevation, door into:

**Entrance Hall:-**

Stairs to first floor, door into:

**Lounge:- 11' 8" x 11' (3.55m x 3.35m)**

Window to front elevation, dado rail, radiator, fireplace.

**Kitchen/Dining Room 14' 7" x 11' 1" (4.44m x 3.38m)**

Range of base and eye level units, sink unit, radiator, space for table and chairs, space for oven, space for fridge freezer, door with window to rear into:

**Sun Lounge:- 11' x 8' 5" (3.35m x 2.56m)**

Single glazed window to rear, sliding patio doors giving access to rear garden, cupboard with gas central heating boiler and shelf.

**First Floor Landing:-**

Access to loft.

**Bedroom 1:- 11' 8" x 11' (3.55m x 3.35m) Maximum Measurements**

Window to front, radiator, over-stairs cupboard.

**Bedroom 2:- 10' 1" x 9' 5" (3.07m x 2.87m)**

Window to rear, radiator, built-in wardrobes.

**Shower Room:- 7' 10" x 4' 1" (2.39m x 1.24m)**

Window to rear, radiator, WC, shower, sink unit.

**Outside:-**

Driveway to front for parking, enclosed rear garden with pedestrian gate to rear.

**Note Bene:**

Council Tax Band: - Fareham Borough Council. Tax Band B

Tenure: - Freehold

Property Type: - Terraced House

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains.

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: Driveway

Broadband - Average available download speed for this Postcode of 21Mbps: Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>

Mobile signal: The current seller informs us that they have mobile

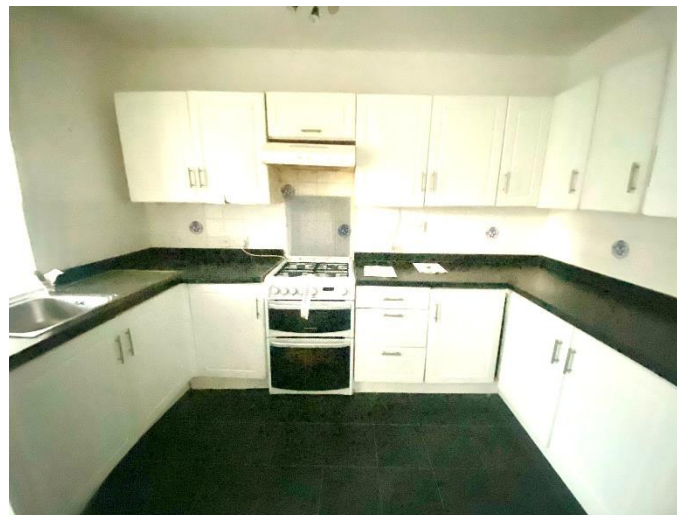
signal and are no current black spots. Please check here for all

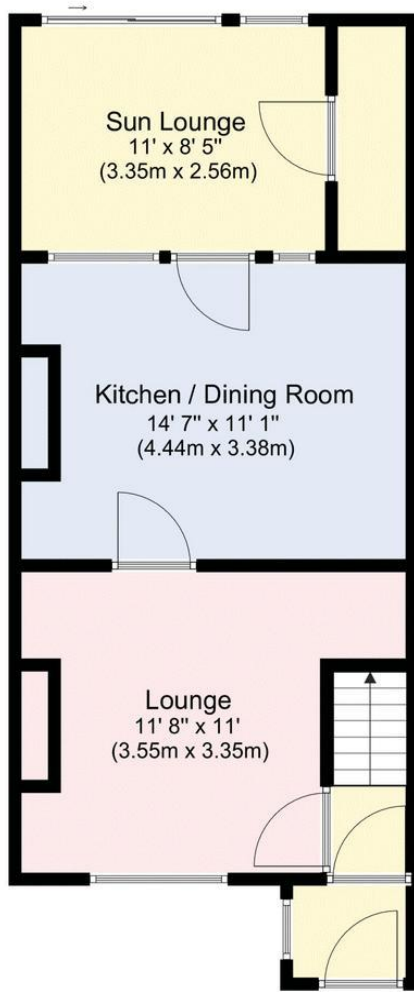
networks - <https://checker.ofcom.org.uk/>

Flood Risk: - No flooding reported. Please check flood risk data at the

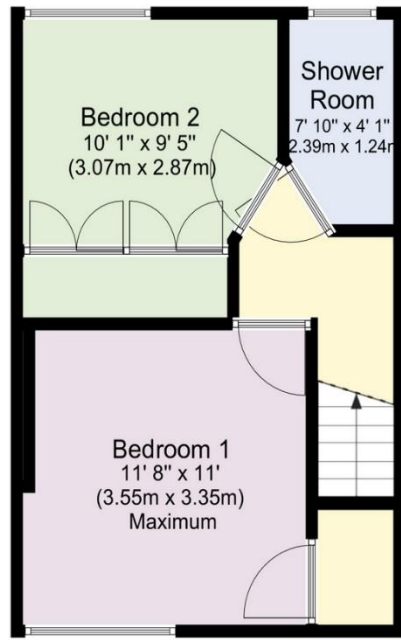
Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks has further details on request.





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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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**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£190,000

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**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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