

£385,000
10 Hoylecroft Close
Fareham, PO15 6BT

Offering approximately 102 square metres of accommodation, we are delighted to present to the market this spacious and versatile three/four bedroom semi-detached family home, situated within the quiet cul-de-sac of Hoylecroft Close! The ground floor offers an entrance porch, a generous dining room with potential to be used as a fourth bedroom, a modern W.C, spacious living room with gas fire, modern fitted kitchen with access to the garden and a bright conservatory. The converted garage provides a useful workspace and separate storage room. Upstairs are three good sized bedrooms, a modern shower room and separate W.C. Externally, the south-facing landscaped rear garden provides a fantastic space for entertaining, with multiple seating areas, while the front benefits from off-road parking and a pretty garden. Contact our Fareham Office today to arrange your viewing!





PORCH

LOUNGE 14' 6" x 10' 11" (4.42m x 3.35m)

KITCHEN 10' 11" x 10' 5" (3.35m x 3.2m)

CONSERVATORY 10' 11" x 9' 8" (3.35m x 2.97m)

STORE ROOM 8' 11" x 8' 0" (2.72m x 2.44m)

GARAGE/WORK ROOM 8' 0" x 6' 7" (2.46m x 2.03m)

DINING ROOM/BEDROOM FOUR 13' 10" x 9' 8" (4.24m x 2.97m)

WC

LANDING

BEDROOM ONE 11' 1" x 11' 1" (3.4m x 3.38m)

BEDROOM TWO 11' 10" x 8' 2" (3.61 m x 2.49m)

BEDROOM THREE 11' 1" x 8' 3" (3.4 m x 2.54m)

SHOWER ROOM

WC

REAR GARDEN

DRIVEWAY



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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