



6 Lower Quay Close  
Fareham  
Hampshire  
PO16 0RD

**Byrne & Co**  
ESTATE AGENTS  
01329 834579 [www.byrneandco.uk](http://www.byrneandco.uk)

## 6 LOWER QUAY CLOSE

**PRICE GUIDE: £285,000**

### The Property

A semi-detached house in the popular location of Lower Quay adjacent to Fareham Creek and also not far from the town centre. Number 6 is a three bedroom family home with sitting room, dining room, kitchen and bathroom. There is an enclosed rear garden and a single garage in a block with a parking space to the front. This property would benefit from some updating. Viewing is very highly recommended.

- \* **NO ONGOING CHAIN** \*
- \* **SITTING ROOM** \*
- \* **DINING ROOM** \*
- \* **KITCHEN** \*
- \* **THREE BEDROOMS** \*
- \* **BATHROOM** \*
- \* **ENCLOSED REAR GARDEN** \*
- \* **GARAGE** \*

### The Location

Fareham is a small town between Portsmouth and Southampton. It offers a wealth of shops, bars and restaurants and all amenities to include a Leisure Centre. There is a railway station with trains to London Waterloo, also there is easy access to the M27 motorway network.

### Directions

Enter postcode PO16 ORD into satnav.

### ACCOMMODATION

Double glazed front door, adjacent double glazed window panel, opening to:

**ENTRANCE PORCH** Double glazed window to front, storage cupboard, door opening to:

**SITTING ROOM** Double glazed windows to front and side, staircase to first floor, under stair cupboard, door to kitchen, sliding door to:

**DINING ROOM** Double glazed patio doors opening onto garden, door opening to:  
**KITCHEN** Double glazed window to rear, fitted with a range of wall and base unit with work surfaces over, stainless steel sink unit with cupboard below, built in electric oven\*, gas hob\*, partially tiled walls, plumbing for washing machine, double glazed door opening to garden.

**REAR W.C.** (Accessed from garden), double glazed window side, low level w.c.

### FIRST FLOOR

**LANDING** Storage cupboard, doors opening to:  
**BEDROOM ONE** Double glazed window to front.

**BEDROOM TWO** Double glazed window to rear, built in wardrobes.

**BEDROOM THREE** Double glazed window to front, built in cupboard.

**BATHROOM** Double glazed window to rear, suite comprising panelled bath, wash hand basin with cupboard below, low level w.c., tiled walls.

### OUTSIDE

The **FRONT GARDEN** has an area of lawn and a pathway to the front door, pedestrian access to side of property to the enclosed **REAR GARDEN** which is laid to lawn and has a patio area.

**GARAGE** in a block, with up and over door and a parking space in front.

**SERVICES:** All main services.

**TENURE:** Freehold.

**LOCAL AUTHORITY:** Fareham Council.

**COUNCIL TAX BAND:** D.

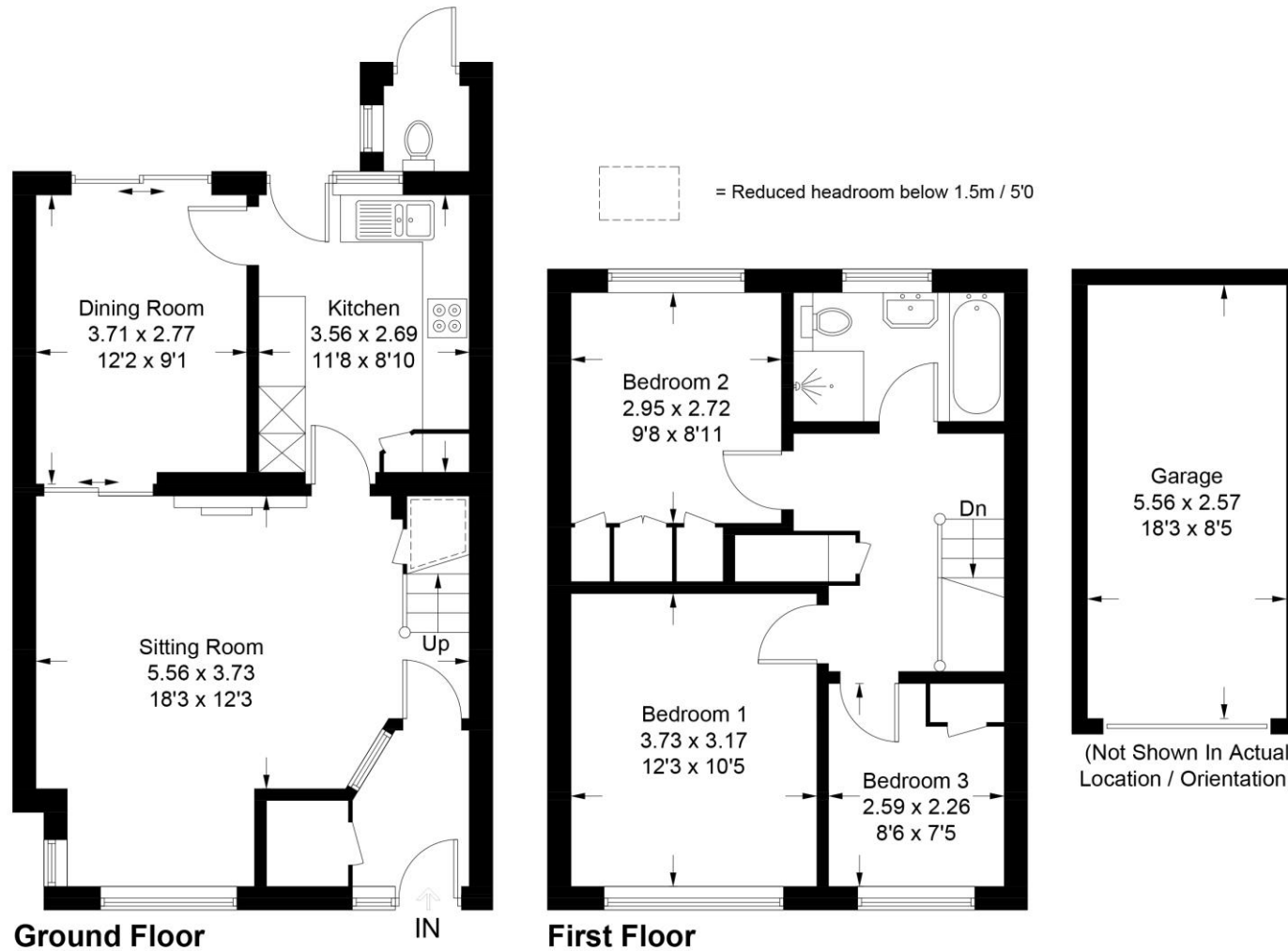
**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

**Viewing** strictly by appointment with vendor's sole agent BYRNE & CO of Wickham.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft  
 Garage / External WC = 15.5 sq m / 167 sq ft  
 Total = 106.8 sq m / 1150 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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