

Situated in the sought after Hill Head area being within close proximity to local schools and seafront, this three bedroom end of terrace home is offered for sale with no forward chain. The property benefits from a first floor bathroom, ground floor shower room and garage to the rear.

**The Accommodation Comprises**

UPVC glazed front door to:

**Entrance Porch**

UPVC double glazed window to front elevation, cupboard housing consumer unit, gas and electric meters, glazed door and windows to:

**Lounge 16' 4" x 15' 2" (4.97m x 4.62m) maximum measurements**

UPVC double glazed window to front elevation, gas fireplace with stone surround, coved ceiling, radiator, stairs to first floor.

**Shower Room 6' 7" x 3' 2" (2.01m x 0.96m)**

Close coupled WC, shower cubicle with electric shower, extractor fan, wash hand basin set in vanity unit, ladder style radiator.

**Kitchen/Diner 15' 2" x 10' 10" (4.62m x 3.30m)**

UPVC double glazed windows and door to rear garden, fitted, fitted with a range of base cupboards and eye level units, work surface over, stainless steel sink unit, wall mounted boiler, oven, undercounter washing machine and fridge/ freezer, space for additional appliances, radiator.

**First Floor Landing**

Access to loft space.

**Bedroom One 13' 1" x 11' 2" (3.98m x 3.40m) narrowing to 7' 08" (2.34m)**

UPVC double glazed window to front elevation, radiator.

**Bedroom Two 11' 2" x 11' 0" (3.40m x 3.35m) narrowing to 8' 08" (2.64m)**

UPVC double glazed window to rear elevation, cupboard housing hot water tank and shelving, coved ceiling, radiator.

**Bedroom Three 7' 11" x 7' 3" (2.41m x 2.21m)**

UPVC double glazed window to front elevation, radiator.

**Bathroom 6' 4" x 6' 2" (1.93m x 1.88m)**

Obscured UPVC double glazed window to rear elevation, low-level WC, pedestal wash hand basin, bath, shaver socket, radiator.

**Outside**

The property benefits from an enclosed rear garden, primarily laid to lawn with patio area, side pedestrian access, courtesy door to garage, garage located to the rear of the property. The front of the property there is a further attractive garden laid to lawn with mature shrubs and hedging gate and pathway to front door.

**General Information**

Construction – Traditional

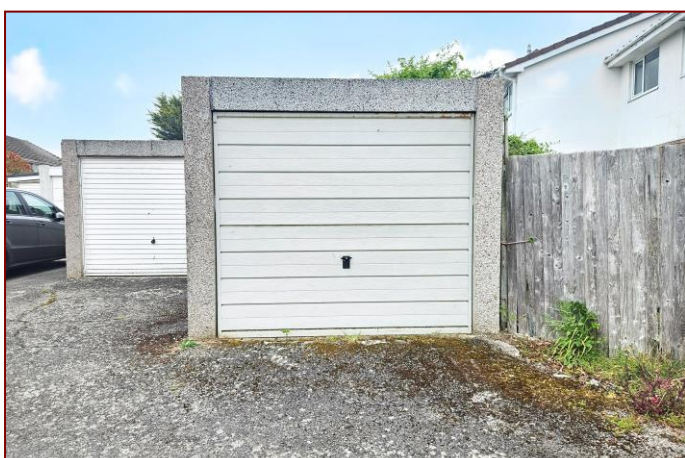
Water Supply – Portsmouth Water

Electric Supply – Mains

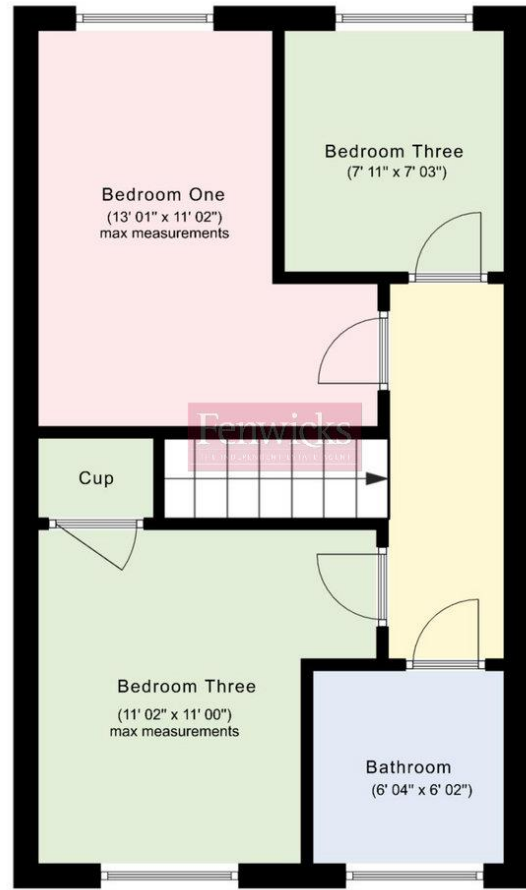
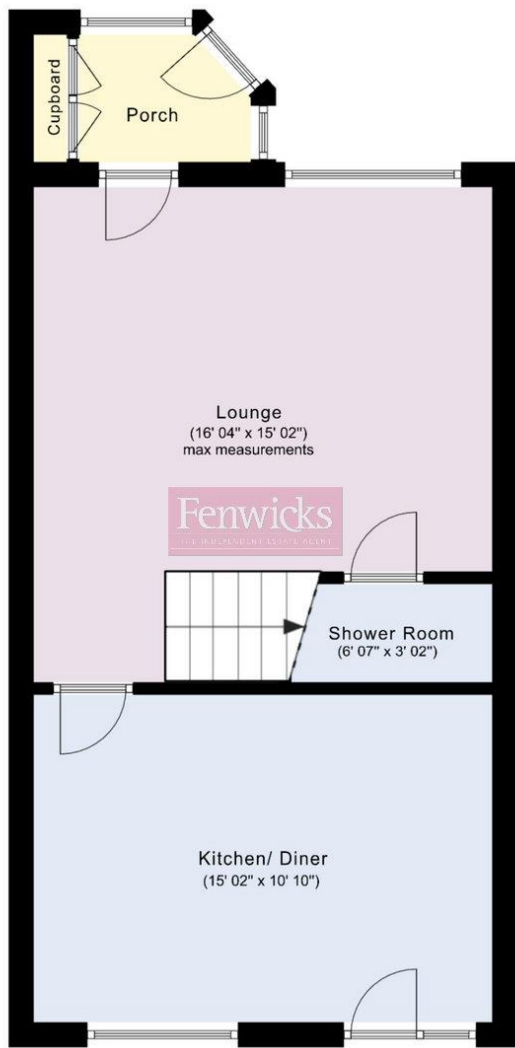
Gas Supply - Mains

Sewerage - Mains Mobile & Broadband coverage - Please check via: <https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: C

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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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£325,000

Violet Avenue, Hill Head, Fareham, PO14 3PT

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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