Jeffries & Dibbens
estate and letting agents

£430,000

6 Wakefield Avenue

Fareham, PO16 7RP

Situated in a popular residential area of Fareham, this extended five bedroom semi-detached home offers fantastic potential and is in need of modernisation throughout. The ground floor features an approx. 26ft lounge/dining room, a kitchen/breakfast room and a wet room with WC. Upstairs are five bedrooms and a family bathroom. To the front there is off road parking for two cars, an integral garage as well as side access. The rear garden is a particularly good size, fully enclosed and mainly laid to lawn. Further benefits include gas central heating, double glazing and NO FORWARD CHAIN, making this an ideal opportunity for buyers looking to put their own stamp on a property. Contact our Fareham branch to arrange a viewing.

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PORCH 4' 5" x 5' 8" (1.35m x 1.73m)

ENTRANCE HALL

LOUNGE/DINER 25' 9" x 11' 4" (7.85m x 3.45m)

KITCHEN 11' 8" x 16' 11" (3.56m x 5.16m)

LOBBY

SHOWER ROOM

LANDING

BEDROOM ONE 15' 1" x 9' 5" (4.6m x 2.87m)

BEDROOM TWO 14' 5" x 8' 7" (4.39m x 2.62m)

BEDROOM THREE 11' 8" x 9' 11" (3.56m x 3.02m)

BEDROOM FOUR 11' 1" x 8' 6" (3.38m x 2.59m)

BEDROOM FIVE 10' 4" x 7' 1" (3.15m x 2.16m)

BATHROOM 5' 5" x 7' 1" (1.65m x 2.16m)

REAR GARDEN

GARAGE 16' 8" x 8' 7" (5.08m x 2.62m)

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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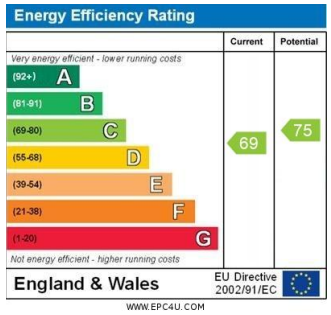
LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



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.

Jeffries & Dibbens estate and letting agents

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