



**£385,000**  
**17 Carisbrooke Avenue**  
Fareham, PO14 3PL

## PROPERTY SUMMARY

Situated in a highly requested location in Hill Head, Carisbrooke Avenue is ideal for those seeking a coastal lifestyle, whilst being in walking distance to great local schools, Stubbington Village and local amenities. This three bedroom semi-detached house has a beautiful south facing rear garden and offers potential for the next owners to further improve and put their own stamp on the property.





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#### **ENTRANCE HALLWAY**

**DOWNSTAIRS W/C** 6' 6" x 2' 7" (1.98m x 0.79m)

**LOUNGE** 13' 4" x 11' 4" (4.06m x 3.45m)

**DINING ROOM** 11' 1" x 9' 7" (3.38m x 2.92m)

**KITCHEN** 11' 1" x 8' (3.38m x 2.44m)

**CONSERVATORY** 16' 8" x 8' 2" (5.08m x 2.49m)

#### **UPSTAIRS LANDING**

**BEDROOM 1** 13' 6" x 10' 6" (4.11m x 3.2m)

**BEDROOM 2** 11' 2" x 10' 7" (3.4m x 3.23m)

**BEDROOM 3** 9' 6" x 7' 4" (2.9m x 2.24m)

**SHOWER ROOM** 7' 2" x 5' 5" (2.18m x 1.65m)

**SEPERATE W/C** 4' 4" x 2' 6" (1.32m x 0.76m)

#### **OUTSIDE**

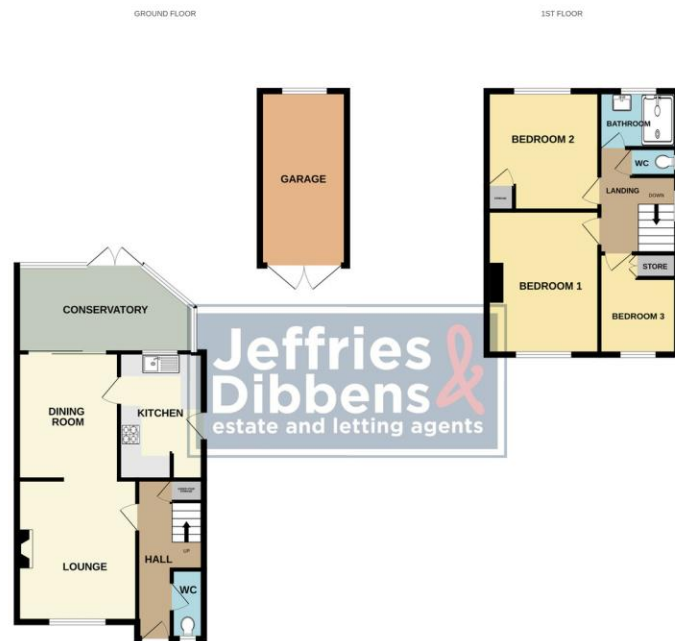
#### **DRIVEWAY FRONTAGE**

**GARAGE** 16' 4" x 8' 2" (4.98m x 2.49m)

#### **SOUTH FACING REAR GARDEN**

**AGENTS NOTES** EPC: TBC

Council Tax Band: D



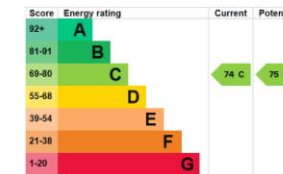
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used in full by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropax ©2020

**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.



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