

NO ONWARD CHAIN. Well presented two bedroom ground floor maisonette with enclosed rear garden.

- Two Bedroom Ground Floor Maisonette
- Living Room
- Kitchen
- Bathroom
- Gas Central Heating and Double Glazing
- Enclosed Rear Garden
- Situated Close to Redlands Primary School and Within easy reach of Fareham train station and town centre
- Leasehold
- No Onward Chain

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Stairs to first floor, radiator.

Inner Hallway:-

Under-stairs storage cupboard.

Kitchen:- 13' 1" x 9' 7" (3.98m x 2.92m) Maximum Measurements

Double glazed window to front elevation, wall mounted gas central heating boiler, range of base and eye level units, work surfaces, oven, grill, hob and extractor hood over, space for washing machine and space for fridge freezer.

Lounge:- 15' 10" x 12' 8" (4.82m x 3.86m) Maximum Measurements

Double glazed French doors with double glazed panels to side giving access to rear garden, double radiator, picture rail, coving to textured ceiling.

First Floor Landing:-

Over-stairs storage cupboard.

Bedroom 1:- 15' 10" x 11' 5" (4.82m x 3.48m) Maximum Measurements

Double glazed window to rear elevation, radiator, cupboard.

Bedroom 2:- 11' 7" x 9' 6" (3.53m x 2.89m) Maximum Measurements

Double glazed window to front elevation, radiator, twin cupboards with double opening doors.

Bathroom:- 6' 10" x 5' 6" (2.08m x 1.68m) Maximum Measurements

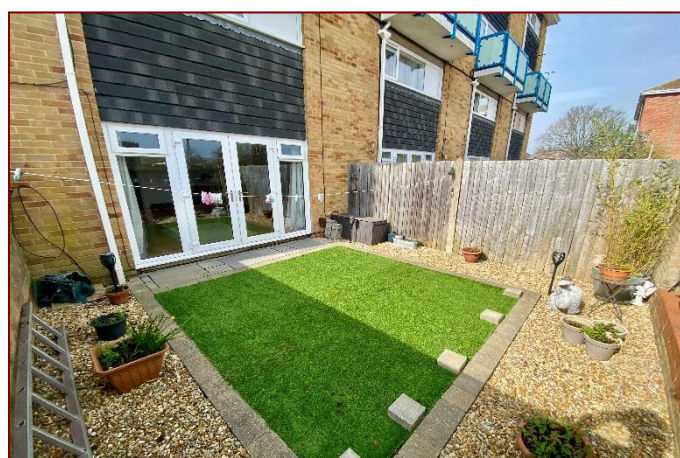
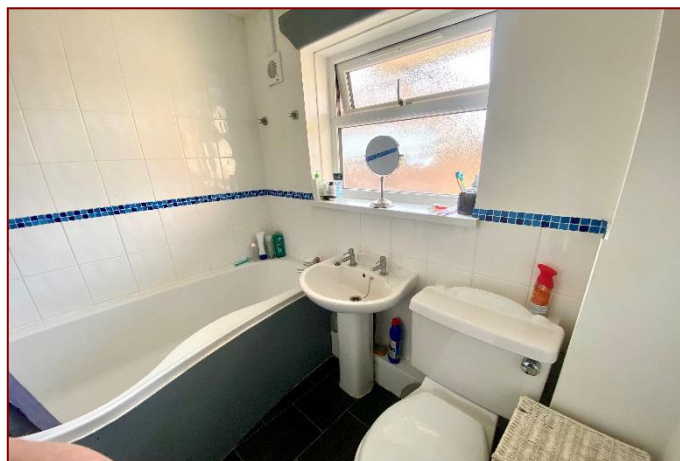
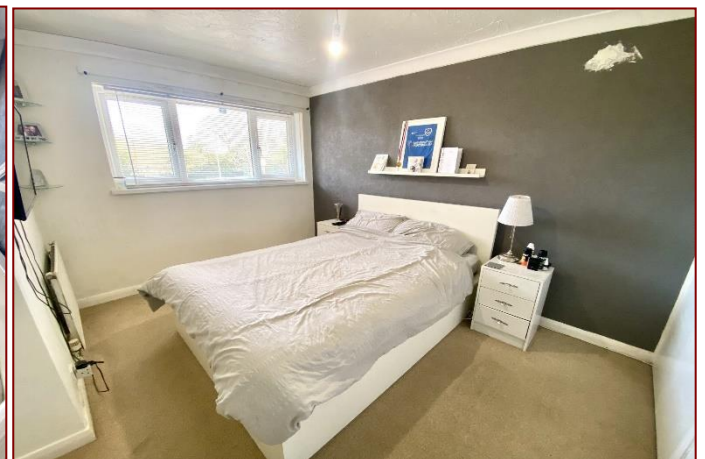
Double glazed window to front elevation, close coupled WC, wash hand basin, bath with shower over, shower curtain, partly tiled, chrome heated towel rail.

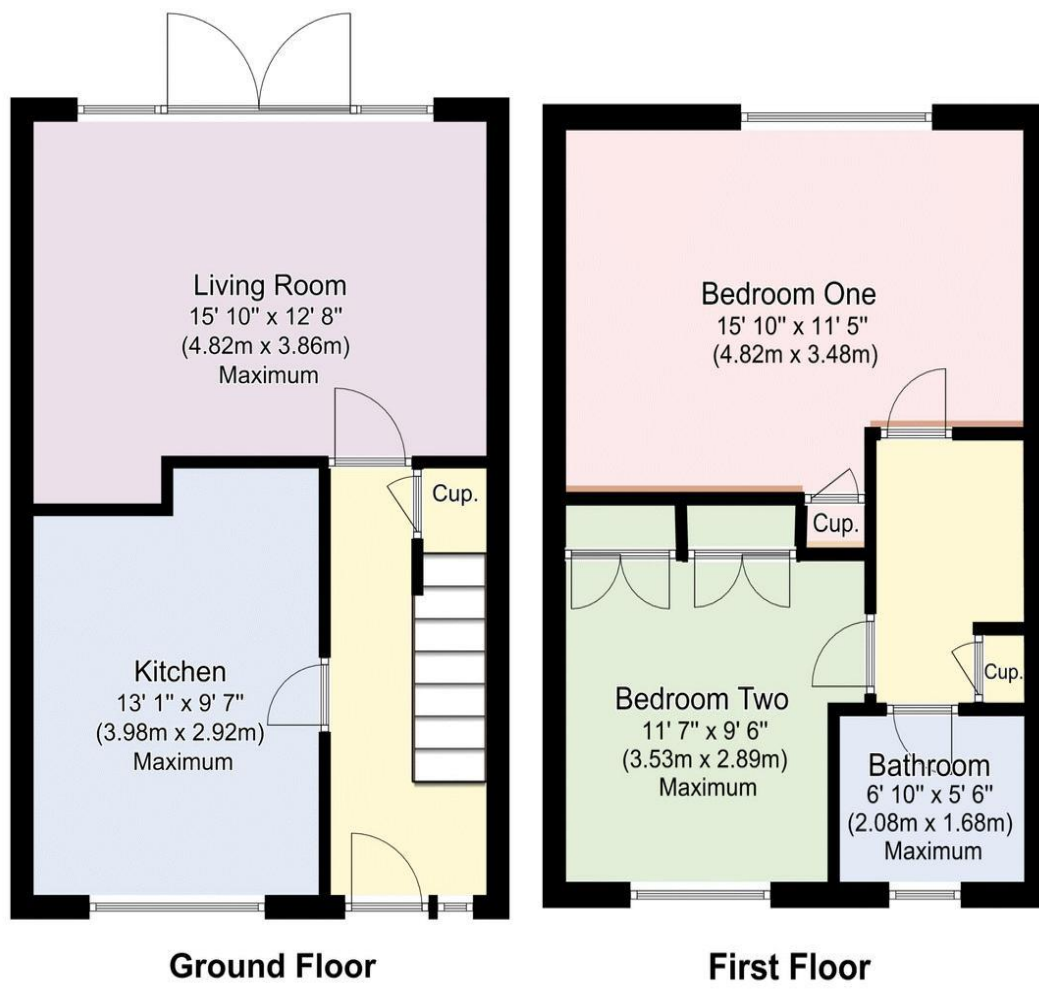
Outside:-

Front enclosed courtyard garden with storage unit. Enclosed rear garden laid to astroturf and bordered by brick wall.

Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band A
 Tenure: - Leasehold. Maintenance is approximately: £852pa, Ground Rent £10 pa, 91 Years Remaining
 Property Type: - Ground Floor Maisonette
 Property Construction: - Traditional
 Electricity Supply: - Mains,
 Water Supply: - Mains,
 Sewerage: - Mains,
 Heating: - Gas Heating
 Broadband - Unknown. Average available download speed for this Postcode of 76MPS: Potential broadband speeds - 80MPS
<https://www.openreach.com/fibre-broadband>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£180,000

1 Meon House, Redlands Lane, Fareham, PO16 0UF

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT