

NO ONWARD CHAIN. Extended three bedroom link detached family home with downstairs shower room in addition to family bathroom, sun lounge, driveway and garage.

The Accommodation Comprises:-

Front door with window to side into:

Entrance Porch:- 6' x 5' 7" (1.83m x 1.70m)

Cupboard, door with window to side into:

Lounge:- 17' 5" x 15' 3" (5.30m x 4.64m) Maximum Measurements

Window to front elevation, radiators, door into:

Inner Hall:-

Stairs to first floor, under-stairs cupboard, radiator.

Shower Room:- 5' 5" x 5' 1" (1.65m x 1.55m)

Windows to side, close coupled WC, wash hand basin, shower, tiled, chrome heated towel rail.

Kitchen:- 17' 5" x 11' 9" (5.30m x 3.58m)

Window to rear, radiator, tiled floor, range of base and eye level units, roll top work surfaces, oven, grill, hob and extractor hood over, one and a half bowl sink unit, dishwasher, tiled, splash-back, textured ceiling inset spot lighting, sliding patio door giving access to:

Sun Lounge:- 17' 9" x 8' 5" (5.41m x 2.56m) Maximum Measurements

Windows to rear, French doors giving access to garden, Velux windows with blinds, flat ceiling inset spot lighting, space for washing machine and further electrical appliances, door to garage (17'6 x 8'1) with power and light connected, up and over door and courtesy door to rear.

First Floor Landing:-

Door to cupboard with gas central heating boiler.

Bedroom 1:- 11' 11" x 9' 6" (3.63m x 2.89m)

Window to rear elevation, radiator.

Bedroom 2:- 13' 10" x 10' 7" (4.21m x 3.22m)

Window to front elevation, radiator, fitted wardrobes.

Bedroom 3:- 13' 9" x 7' 5" (4.19m x 2.26m) Maximum Measurements

Window to front elevation, radiator.

Bathroom:- 10' 2" x 5' 2" (3.10m x 1.57m)

Window to rear elevation, bath with shower over, shower curtain, close coupled WC with concealed cistern, wash hand basin inset vanity unit, heated towel rail, radiator.

Outside:-

Driveway to front for parking leading to garage. Rear garden is laid to lawn and patio with shrubs to the borders.

Material Information:-

Council Tax Band: - Fareham Borough Council. Tax Band: D

Tenure: - Freehold

Property Type: -Link Detached House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

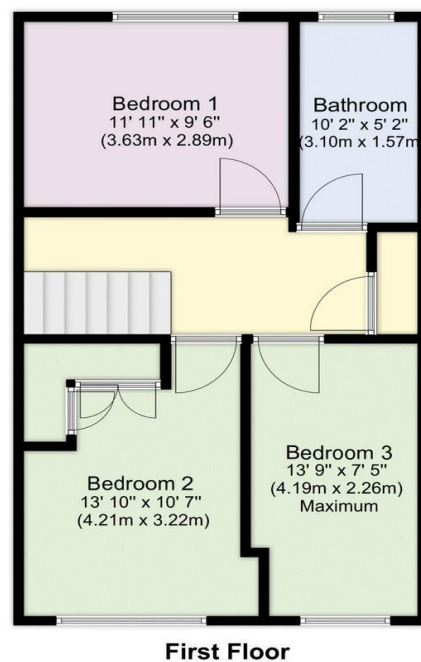
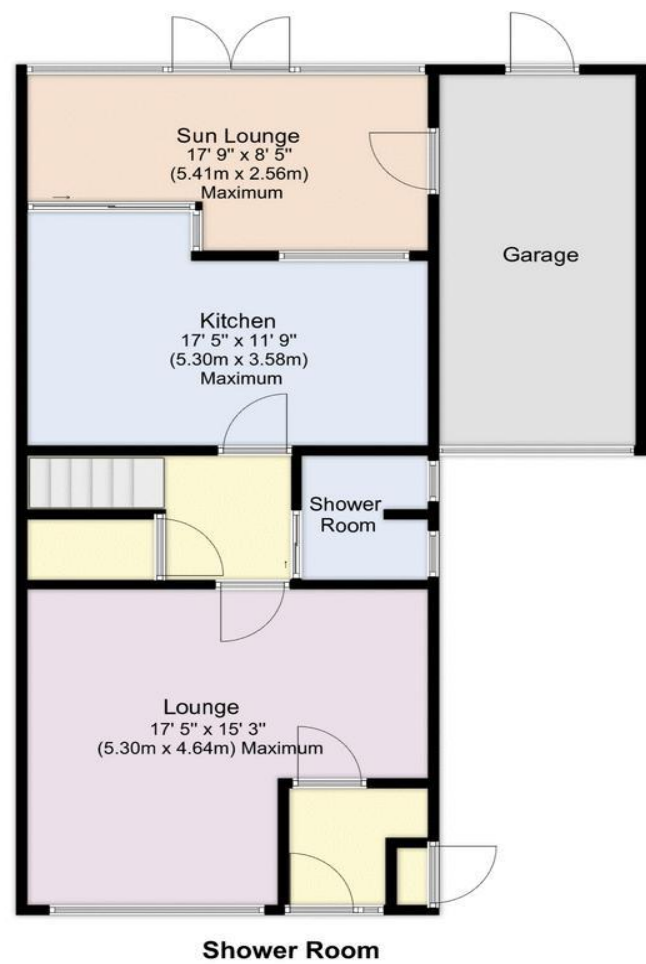
Parking: Garage and Driveway

Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 1600 Mps

Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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£375,000

19 Fair Acre Rise, Fareham, PO14 3AW

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

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