

Well presented, modern three bedroom home with ensuite facility, garage, allocated parking and enjoying a convenient location.

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Stairs to first floor, radiator.

Cloakroom:-

Close coupled WC, wash hand basin, radiator, extractor fan.

Lounge:- 15' 3" x 14' 1" (4.64m x 4.29m) Maximum Measurements
Double glazed window to rear elevation, French doors giving access to rear garden. radiators.

Kitchen/Dining Room:- 18' 3" x 7' 11" (5.56m x 2.41m)

Double glazed window to front elevation, space for table and chairs, range of base and eye level units with work surfaces, oven, hob with extractor hood over, space and plumbing for dishwasher, washing machine, fridge freezer and further electrical appliances, radiator, Gas Central Heating boiler enclosed within wall unit.

First Floor Landing:-

Access to loft, radiator.

Bedroom 1:- 15' 5" x 12' 3" (4.70m x 3.73m) Maximum Measurements
Double glazed window to front elevation, radiator, over-stairs airing cupboard with tank and shelves, fitted wardrobes, door to:

Ensuite Shower Room:- 8' 1" x 3' 8" (2.46m x 1.12m)

Close coupled WC, wash hand basin, radiator, shower cubicle, light and shaver socket, extractor fan.

Bedroom 2:- 11' 5" x 8' 4" (3.48m x 2.54m)

Double glazed window to rear elevation, radiator.

Bedroom 3:- 8' 2" x 7' 10" (2.49m x 2.39m)

Double glazed window to rear elevation, radiator.

Bathroom:- 6' 11" x 6' 2" (2.11m x 1.88m)

Wash hand basin, close coupled WC, bath with shower over, rail and curtain, mirror, radiator, extractor, light and shaver socket.

Outside:-

Rear garden enclosed by fence panels, patio area, Astroturf, gate gives pedestrian access to rear which leads to the nearby garage (19'6 x 9'8) and allocated parking directly in front of the garage.

Material Information:-

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

Tenure: - Freehold

Property Type: - Terraced House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

Broadband - Currently supplied by Sky. Average available download

speed for this Postcode of 1600MB: Potential broadband speeds

- <https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks

- <https://checker.ofcom.org.uk/>

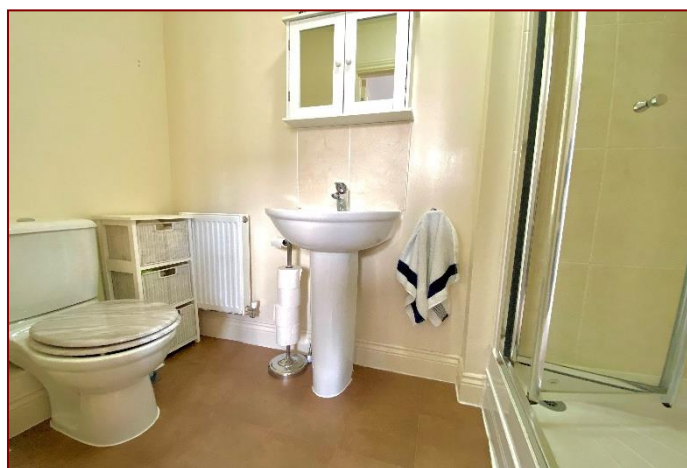
Parking: Allocated Parking and Garage

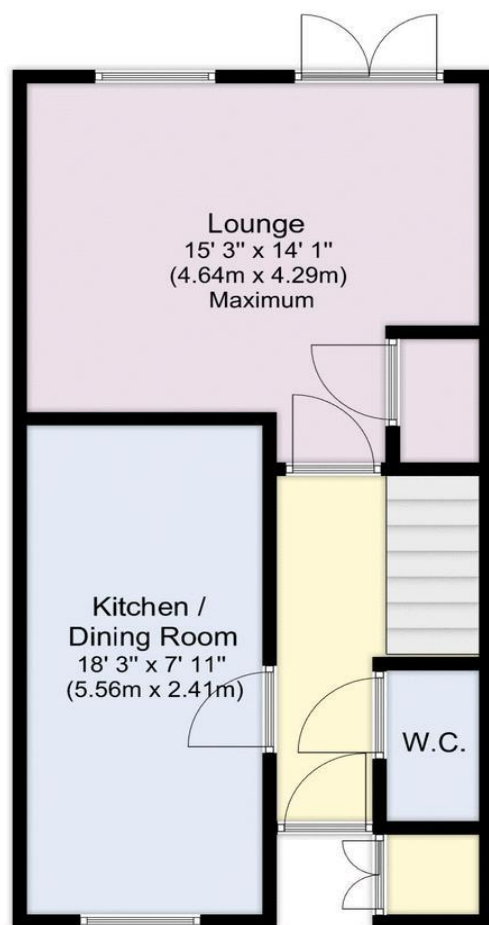
Flood Risk: - Check at the Environment Agency's website

([http://www.environment-](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)

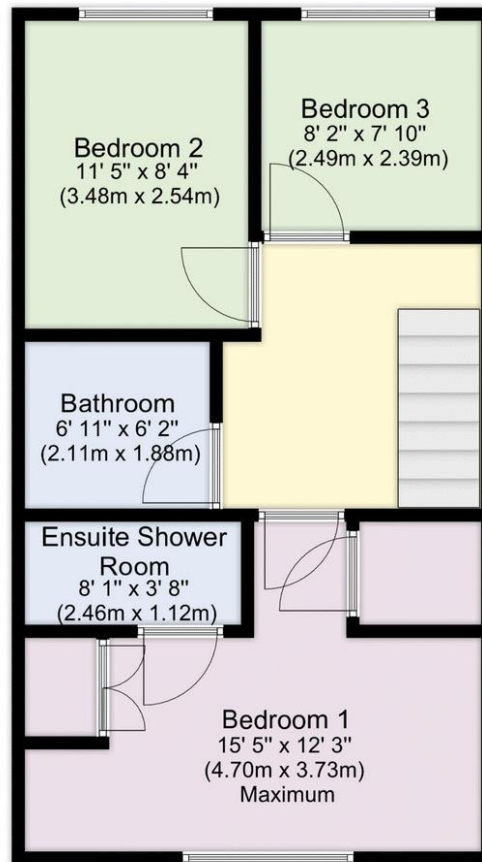
[agency.gov.uk/homeandleisure/floods/31656.aspx](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx))

Fenwicks Estate Agents has further information as provided by current vendor

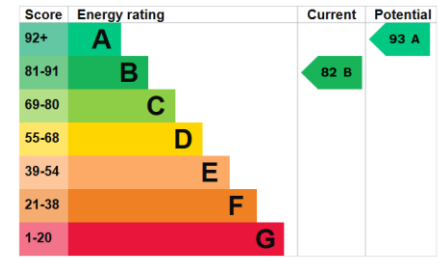




Ground Floor



First Floor



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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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£330,000

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