

NO ONWARD CHAIN. Well presented, extended and modernised four bedroom family home with two reception rooms, sweeping block paved driveway and modern refitted kitchen/dining room and bathroom.

The Accommodation Comprises:-

Front door into:

Entrance Porch:-

Window to side elevation, radiator, cloak hanging space, door into:

Entrance Hall:-

Stairs to first floor, window to side elevation, cupboard, radiator.

Lounge:- 17' 9" x 9' 10" (5.41m x 2.99m)

Window to front elevation, radiator, fireplace, double opening door to:

Family Room:- 16' 10" x 16' 9" (5.13m x 5.10m) Maximum Measurements

Windows to side, bi-folding doors giving access to decking and rear garden, recess to boiler room with hot water tank. Radiators to be fitted.

Dining Room:- 12' 9" x 11' 10" (3.88m x 3.60m) Maximum Measurements

Window to front elevation with deep shelf for display purposes, radiator, wall light.

Kitchen / Utility Room:- 17' 9" x 16' 6" (5.41 x 5.03) incorporated measurements

Tiled floor, base units with work surfaces, cupboard, long-line radiator, recess for fridge, oven and grill, hob with extractor hood over. Window to rear, plumbed for dishwasher, base and eye level units with work surfaces, recess for washing machine and tumble dryer, door to airing cupboard with gas central heating boiler.

Cloakroom:-

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

First Floor Landing:-

Korniche supplied Pyramid roof lantern, radiator.

Bedroom 1:- 20' 11" x 10' 5" (6.37m x 3.17m) Maximum Measurements into bay

Windows to side elevation, bay to front elevation with double opening doors to Juliet balcony and windows to side, radiators, fireplace, door to walk-in wardrobe, door to:

Ensuite Shower Room:- 7' x 5' 10" (2.13m x 1.78m)

Window to side elevation, close coupled WC, wash hand basin inset vanity unit, shower cubicle, extractor, chrome heated towel rail.

Bedroom 2:- 12' 10" x 12' 10" (3.91m x 3.91m)

Window to rear elevation, fireplace, radiator, door to:

Ensuite Shower Room:- 4' 8" x 4' 3" (1.42m x 1.29m)

Window to rear elevation, close coupled WC, wash hand basin, shower cubicle, extractor.

Bedroom 3:- 10' 7" x 9' 4" (3.22m x 2.84m)

Window to front elevation, radiator, walk-in fitted wardrobe with shelving and hanging space, fireplace.

Bedroom 4:- 10' 7" plus recess x 7' 11" (3.22m x 2.41m)

Windows to rear and side elevations, radiator, access to loft (16'11 x 9'11) which is boarded with window to front and Velux windows to side.

Bathroom:- 11' 8" x 6' 10" (3.55m x 2.08m)

Window to rear, close coupled WC, wash hand basin inset vanity unit, shower, bath, radiator, chrome heated towel rail, fitted airing cupboard with shelves.

Outside:-

Blocked paved driveway for parking numerous vehicles with shrubs and trees to the border, wooden gate gives pedestrian access to the side leading to the rear garden. Rear garden with wooden decking, lawns and bordered by hedging, garden shed. Brick built storage unit to the rear with open area (11'11 x 10'9) and garden room (12'3 x 7'9) with power and light connected.

Material Information:-

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

Tenure: - Freehold

Property Type: - Semi Detached House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

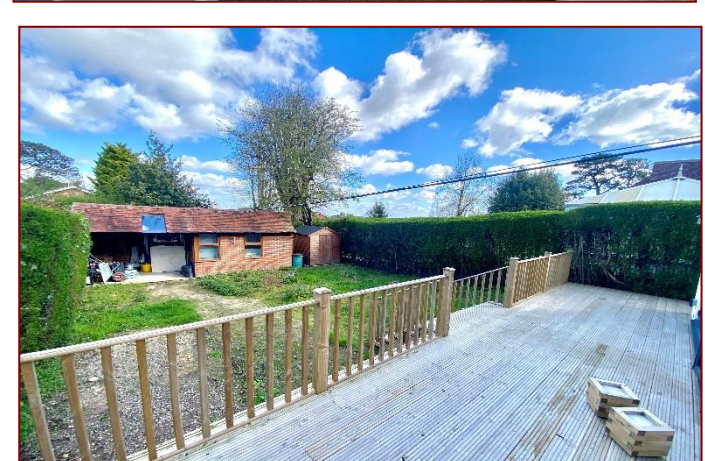
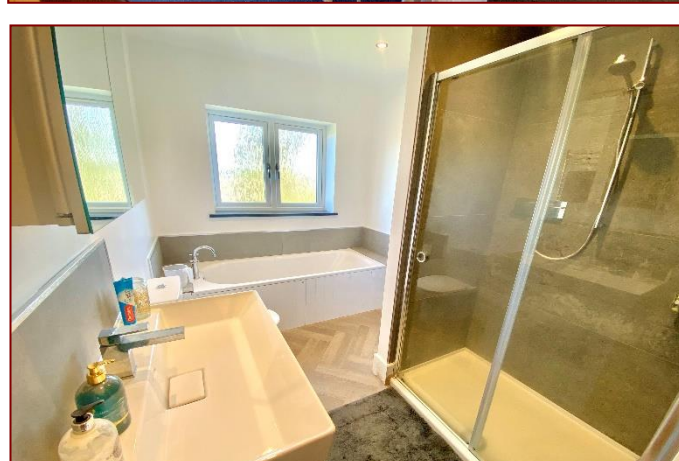
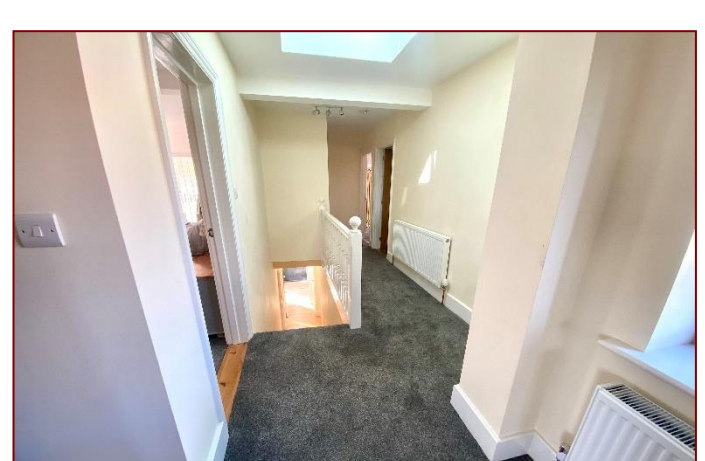
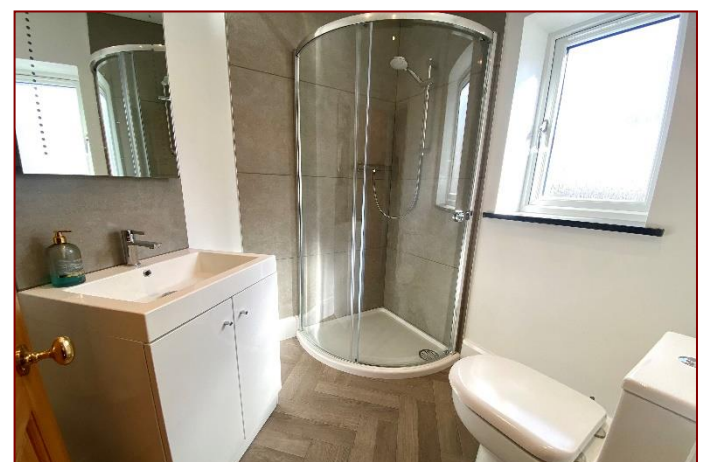
Heating: - Gas Central Heating

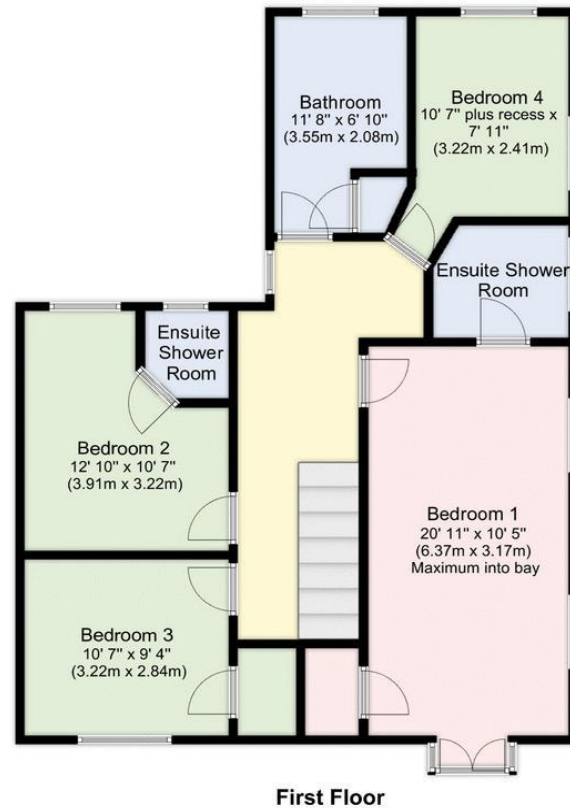
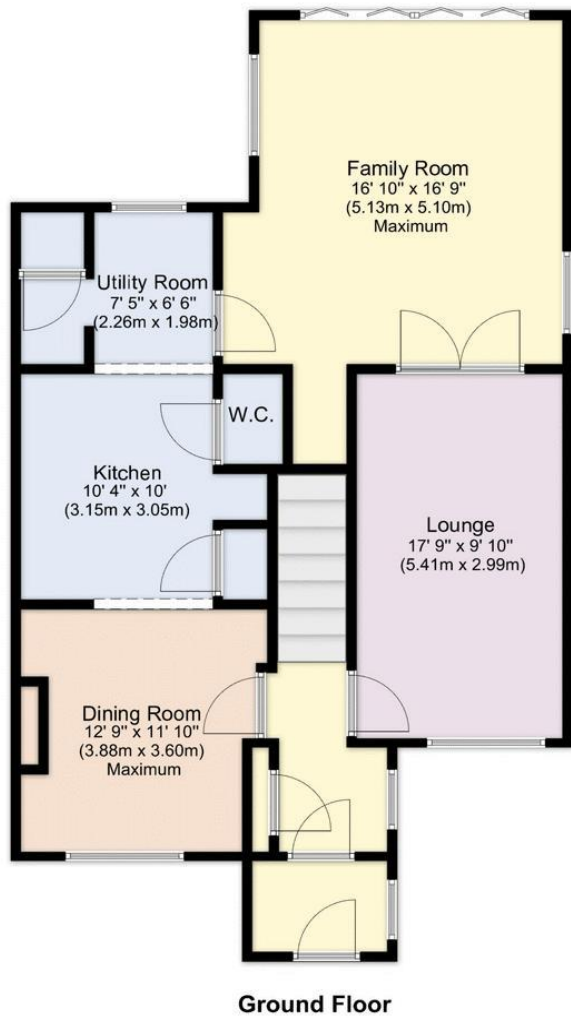
Parking: Driveway

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		81 B
69-80	C	73 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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DRAFT DETAILS

£625,000
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