



16 Noble Road, Fareham, PO14 4FJ

Asking Price £355,000



Noble Road |  
Fareham | PO14 4FJ  
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W&W are pleased to offer for sale this well presented three bedroom semi detached town house offered with vacant possession and no chain ahead. Internally, the property boasts accommodation over three floors providing three bedrooms, lounge, kitchen/dining room, downstairs cloakroom/utility room, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from a beautifully landscaped rear garden & allocated parking for two vehicles.

Noble Road is situated in the popular location of Titchfield Common. It benefits from the tranquillity of the surroundings while still being conveniently located near local amenities. Titchfield and Fareham are within easy reach, offering a wide range of shops, restaurants, and leisure facilities. The area is well-served by reputable schools, including the esteemed St. John The Baptist C of E Primary School and the popular Brookfield Community School. Excellent transport links, including proximity to junction 9 of the M27.

### ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Three bedroom semi-detached townhouse offers contemporary living across three well-appointed floors

Vacant possession and with no chain ahead

Spacious living room

Modern kitchen/diner with double doors opening out to the rear garden & Velux windows

Integrated appliances include oven, hob, dishwasher & fridge/freezer

Utility room/downstairs cloakroom providing additional storage space & plumbing for appliances

Impressive main bedroom to the top floor with Velux window & en-suite

Two additional double bedrooms to the first floor

Modern main bathroom comprising three piece white suite

Excellent EPC rating of B (84), ensuring energy efficiency and lower running costs

Beautifully landscaped rear garden enjoying large paved patio perfect for alfresco dining & area laid to artificial lawn

Allocated parking for two vehicles

Estate Management Charge £563.06 (current)

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

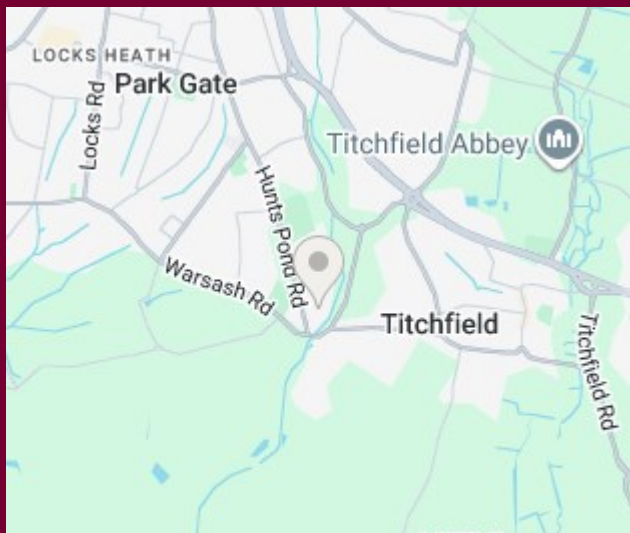
Sewerage - Mains

Heating - Gas central heating

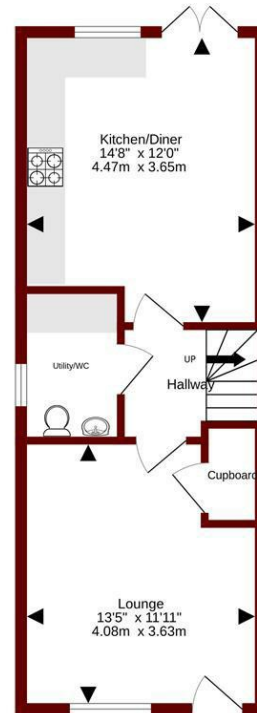
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

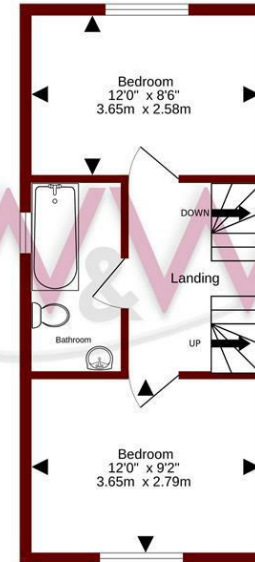
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



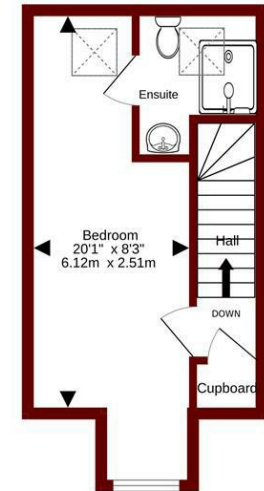
Ground Floor  
404 sq.ft. (37.5 sq.m.) approx.



1st Floor  
328 sq.ft. (30.5 sq.m.) approx.



2nd Floor  
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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