



4 Chantrell Walk, Fareham, PO15 6EL

Asking Price £325,000



Chantrell Walk |  
Fareham | PO15 6EL  
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W&W are delighted to offer for sale for the first time since built this three bedroom end of terraced home situated in a tucked away position within a quiet cul de sac. Internally, the property boasts three bedrooms, lounge/dining room, kitchen, conservatory, bathroom & separate cloakroom. Outside, the property sits on an enviable corner plot providing front, rear & side gardens as well as a detached garage.

Chantrell Walk is situated in the popular location of Fareham. The property is situated within a 10 minute walk to local amenities and restaurants. The property is also very close to the local school Henry Cort Community School. Local primary schools; Orchard Lea & St. Columba C Of E Primary School are also within walking distance. Transport Links are easily accessible to this property to with the nearest train station being a 15 minute walk away and M27 a 5 minute drive.

### **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.





Well presented three bedroom end of terraced home situated in a tucked away position overlooking greenery

First time to the market since built in the 1960's

Enviably corner plot providing front, side & rear gardens

Entrance hall enjoying two built in storage cupboards

23'11ft Triple aspect living/dining room with centrepiece fireplace, patio doors opening out to the garden & patio doors opening into the conservatory

Kitchen with oven/hob to remain & space for additional appliances

18'10ft Conservatory with additional storage space & plumbing for further appliances

Main bedroom benefitting from built in wardrobes

Two additional bedrooms both benefitting from built in storage

Main bathroom comprising two piece suite

Separate cloakroom

Landscaped southerly facing rear/side gardens with majority laid to lawn, paved patio with shrubbery & flowers

In our opinion we feel that the garden offers a great level of privacy with mature woodlands to the side

Solar Panels

16'ft Shed to remain

Garage

The roof has just been refelted and insulated

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

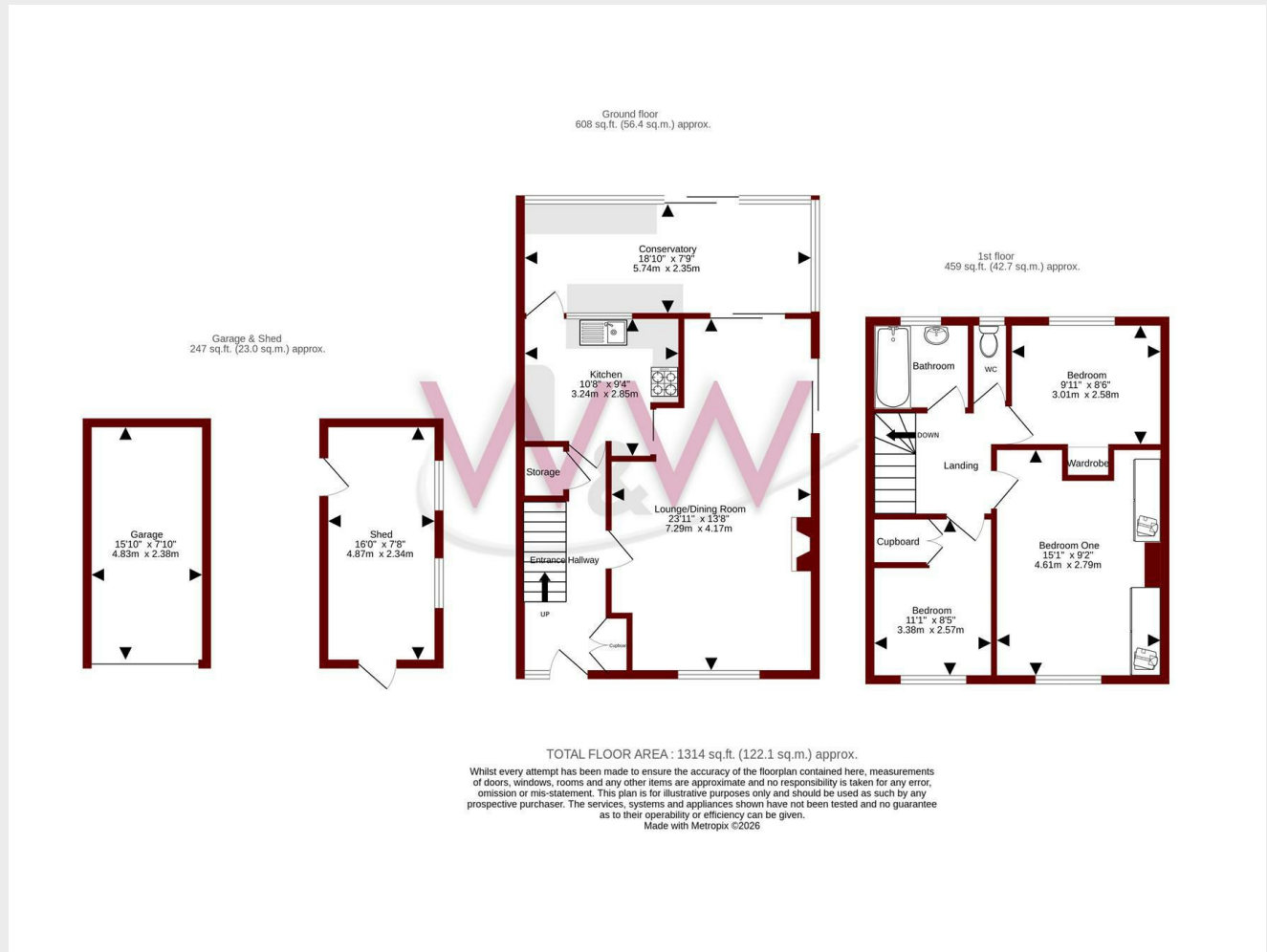
Sewerage - Mains

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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk