

Situated within easy reach of local schools and Fareham town centre, this is an extended and well presented three bedroom family home with two reception rooms, kitchen/breakfast room, downstairs cloakroom, garage and off road parking.

**The Accommodation Comprises:-**

Door into:

**Entrance Porch:-**

Windows to side, radiator, door into:

**Lounge:- 18' 10" x 11' 2" (5.74m x 3.40m) Maximum Measurements**

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

**Inner Hallway:-**

Stairs to first floor, radiator, cupboard housing meters and fuse box.

**Cloakroom with Utility Area:- 9' 2" x 3' 2" (2.79m x 0.96m)**

Window to side, space and plumbing for washing machine and tumble dryer, close coupled WC, wash hand basin, partly tiled, wall mounted gas central heating boiler.

**Kitchen:- 14' 1" x 12' 1" (4.29m x 3.68m) Maximum Measurements**

Window to rear, door giving access to garden, heated towel rail, range of base and eye level units, roll top work surfaces, single bowl sink unit, spaces for electrical appliances such as: fridge freezer, dishwasher etc, recess for oven and grill with extractor hood over. Cupboard.

**Dining Room:- 12' 5" x 9' 5" (3.78m x 2.87m)**

Window to rear, radiator.

**First Floor Landing:-**

Deep storage cupboard and further cupboard, access to loft.

**Bedroom 1:- 11' 4" x 10' 2" plus recess (3.45m x 3.10m)**

Window to front elevation, radiator, cupboard with shelves.

**Bedroom 2:- 11' 11" x 8' 8" (3.63m x 2.64m) Maximum Measurements**

Window to rear elevation, radiator.

**Bedroom 3:- 8' 6" x 8' 3" (2.59m x 2.51m)**

Window to front elevation, radiator.

**Bathroom:- 8' 2" x 5' 5" (2.49m x 1.65m)**

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

**Outside:-**

Front garden with pathway leading to front door and side which gives access to the rear garden. Rear garden is laid mainly to lawn with shrubs and flowers to the borders and bordered by fence panels. Garage with up and over, power and light connected with parking immediately outside the garage.

**Material Information:-**

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

Tenure: - Freehold

Property Type: - Semi-Detached House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

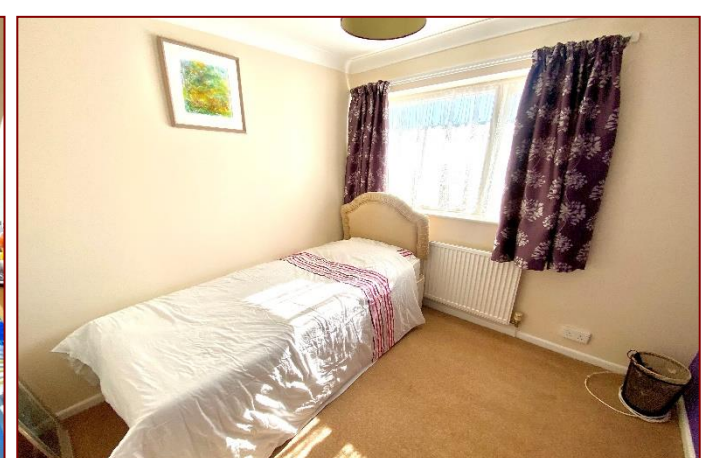
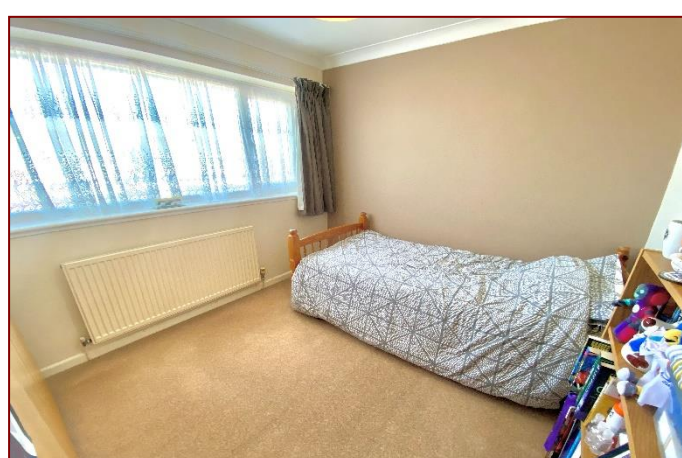
Heating: - Gas Central Heating

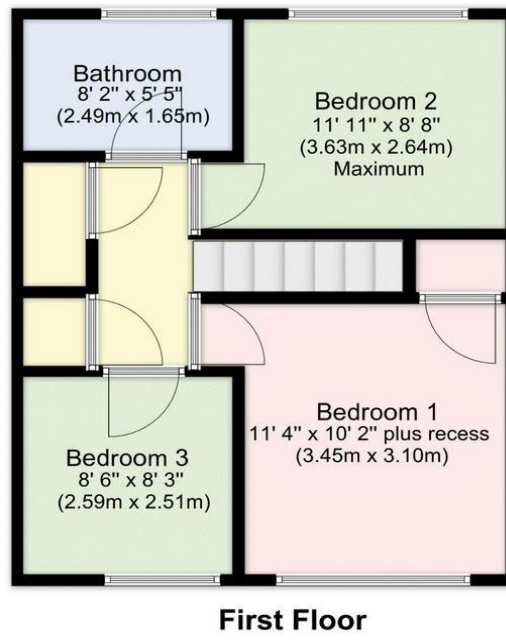
Parking: Driveway and Garage

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>)





Awaiting EPC

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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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**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£335,000

11 Lasham Walk, Fareham, PO14 1SD

\*DRAFT DETAILS\*

**Fenwicks**

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Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)