

Two bedroom first floor maisonette close to Redlands Primary School and within easy reach of Fareham town centre and train station.

- Two Bedroom First Floor Maisonette
- Spacious Lounge with Balcony
- Kitchen/Breakfast Room
- Bathroom
- Gas Central Heating
- Double Glazing
- Close to Redlands Primary School and Within Easy Reach of Fareham Train Station

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Stairs to first floor, radiator.

Inner Hall:-
Under-stairs storage cupboard.

Living Room:- 15' 10" x 13' 2" (4.82m x 4.01m) Maximum Measurements
Window to rear with glazed door giving access to balcony, radiator.

Kitchen:- 13' 4" x 9' 6" (4.06m x 2.89m) Maximum Measurements
Window to side, door to cupboard, range of base and eye level units with roll top work surfaces, single bowl sink unit, recess for washing machine and tumble dryer, space for oven and grill, partly tiled, wall mounted gas central heating boiler, space for fridge freezer and dishwasher.

First Floor Landing:-
Over-stairs storage cupboard.

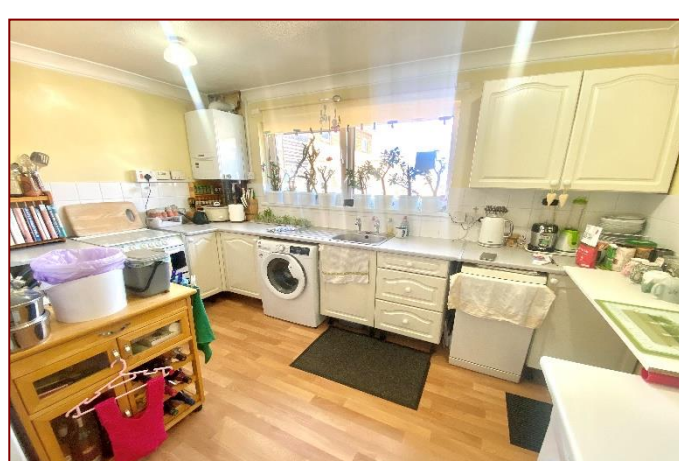
Bedroom 1:- 15' 10" x 11' 6" (4.82m x 3.50m) Maximum Measurements
Window to rear elevation, radiator, storage cupboard.

Bedroom 2:- 11' 8" x 9' 6" (3.55m x 2.89m) Maximum Measurements
Window to side, radiator, twin cupboards with double opening doors.

Bathroom:- 6' 11" x 5' 1" (2.11m x 1.55m)
Window to rear elevation, low level WC, wash hand basin, bath with shower over, shower screen, radiator, extractor fan.

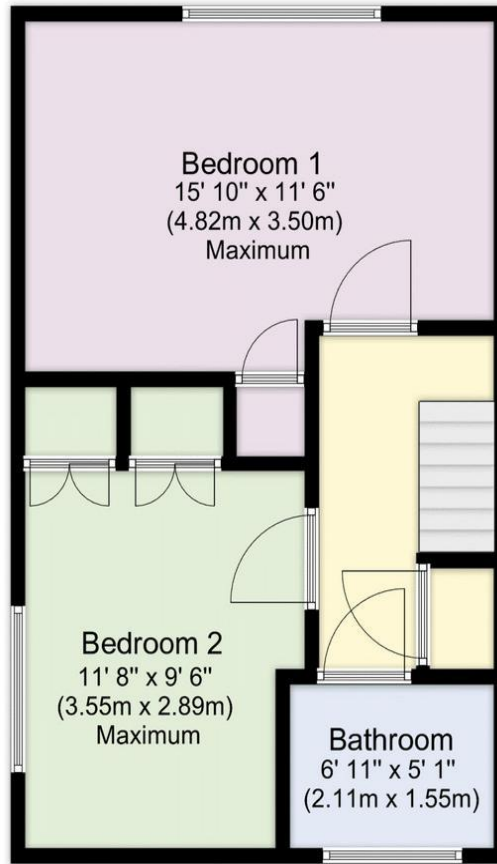
Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band A
Tenure: - Leasehold. Maintenance is approximately: £TBC pa, Ground Rent £TBC pa, TBC Years Remaining
Property Type: - First Floor Maisonette
Property Construction: - Traditional
Electricity Supply: - Mains,
Water Supply: - Mains,
Sewerage: - Mains,
Heating: - Gas Heating
Broadband - Unknown. Average available download speed for this Postcode of 76MPS: Potential broadband speeds - 80MPS
<https://www.openreach.com/fibre-broadband>





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

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



£175,000

9 Meon House, Redlands Lane, Fareham, PO16 0UF

DRAFT DETAILS

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT