

NO ONWARD CHAIN. Well presented and extended, semi-detached three bedroom family home offering spacious living accommodation, 26 foot lounge, off-road parking and garage.

- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Sitting Area
- Downstairs WC
- Family Shower Room
- Enclosed Rear Garden
- Driveway
- Garage
- No Onward Chain

The Accommodation Comprises:-
Front door with glazed panel to side into:-

Entrance Vestibule:-
Stairs to first floor, door to:-

Cloakroom:-
Radiator, close-coupled wc, wash hand basin.

Lounge:- 26' 11" x 14' 11" (8.20m x 4.54m)
Picture window to front, fireplace, two radiators, space for table and chairs, under stairs storage cupboard, door to:-

Kitchen:- 12' 2" x 8' 8" (3.71m x 2.64m) **Maximum Measurements**
Larder cupboard with shelving and space for freezer, range of base and eye level units with roll-top work surfaces, space for oven and fridge, wall-mounted Worcester gas central heating boiler, arch to:-

Sitting & Utility Area:- 17' 2" x 9' 0" (5.23m x 2.74m)
Sliding patio door enjoying views and accessing the rear garden, further door also accessing the rear, windows to rear, space for washing machine, range of base and eye level units with roll-top work surfaces.

First Floor Landing:-
Access to loft, smoke detector, window to side.

Bedroom 1:- 12' 10" x 9' 1" (3.91m x 2.77m) **including fitted wardrobes**
Window to front elevation, range of fitted wardrobe units, radiator, wall-lights.

Bedroom 2:- 11' 3" x 9' 7" (3.43m x 2.92m)
Window to rear, radiator.

Bedroom 3:- 9' 5" x 5' 6" (2.87m x 1.68m)
Door to eave storage with shelving, window to front, radiator.

Shower Room:- 8' 7" x 5' 6" (2.61m x 1.68m)
Obscured window to rear, radiator, wash hand basin inset vanity unit, shower cubicle with electric shower inset, wall-mounted light with shaver socket.

Cloakroom:-
Window to side, close-coupled wc, hand rail.

Outside:-
Driveway to the side leading to garage with up and over door, garden to the front laid mainly to lawns with flowers and shrubs to borders, enclosed rear garden with fine array of flowers shrubs and bushes, fish pond, green house.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band: C
Tenure: - Freehold
Property Type: - Semi-Detached
Property Construction: - Traditional
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Central Heating
Parking: Garage and Driveway
Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 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

Offers in Excess of £300,000
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