

4 Napier Crescent, Fareham, PO15 5BL

Asking Price £400,000

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W&W are delighted to offer for sale this beautifully presented & vastly improved chalet style three bedroom semi detached bungalow offered with no forward chain. The property boasts three bedrooms, lounge, modern kitchen/dining room, ground floor shower room & ground floor main bathroom & cloakroom to the main bedroom. The property also benefits from a rear garden & shingled driveway providing parking for multiple vehicles.

Napier Crescent is situated in the popular location of Fareham. The property is situated within walking distance to local amenities and restaurants. The property is also close to the local Henry Cort Community School. Within walking distance is also a recreational play park. Transport Links are easily accessible to this property to with the nearest train station being a 30 minute walk away and M27 a 10 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.











Beautifully presented, vastly improved & extended three bedroom semi detached 'Chalet Style' bungalow

No chain ahead

Welcoming entrance hall enjoying Karndean flooring flowing into the kitchen/dining room, shower room & bathroom

Lounge with double doors opening out onto the rear garden & feature skylight lantern roof

Replacement carpets to the lounge, stairs, landing & all three bedrooms

Dual aspect kitchen/dining room with double doors opening out onto the garden & feature skylight lantern roof

Modern kitchen boasting shaker style units & attractive wood effect worktops

Integrated appliances include oven, hob, fridge, freezer, dishwasher & washing machine

Replacement oakwood internal doors throughout

Main bedroom to the ground floor enjoying built in storage cupboard

Modern bathroom comprising three piece white suite & attractive tiling

Additional guest bedroom to the ground floor with window to the front

Modern shower room comprising three piece white suite, attractive tiling & feature low profile double shower cubicle tray

Impressive oakwood & glass balustrade staircase

Triple aspect top floor bedroom enjoying three Velux windows, built in storage cupboard, contemporary cloakroom & eaves storage

Landscaped rear & side garden enjoying paved patio area perfect for alfresco dining, area laid to lawn with shed to remain

Car port/Lean to to the side of the property

Shingled driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband currently connected to the property

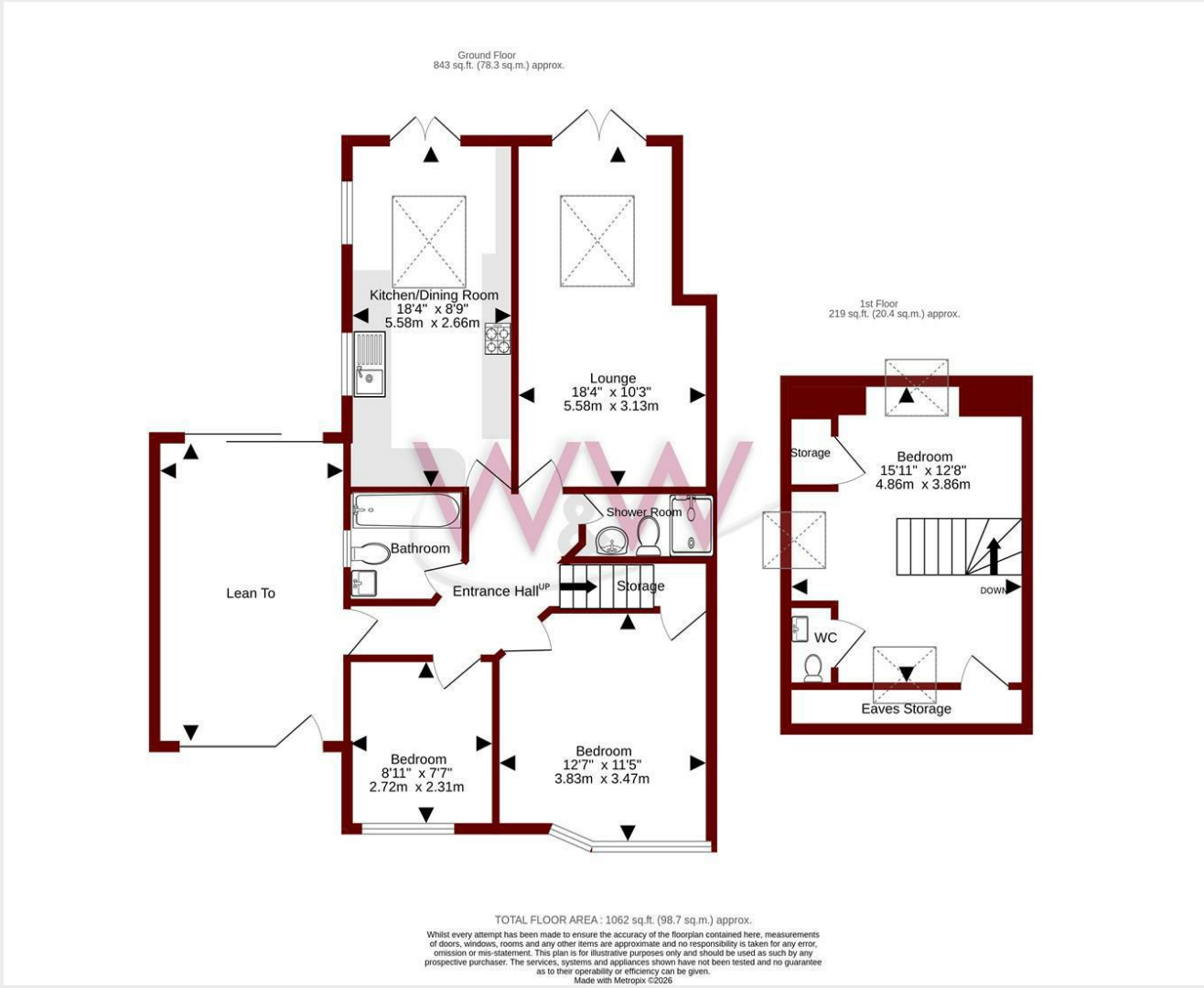
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

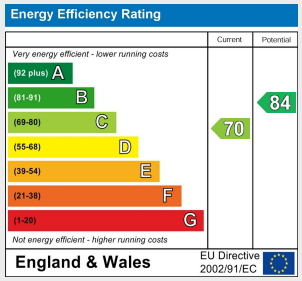
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - https://checker.ofcom.org.uk/











Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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