NO ONWARD CHAIN. Two bedroom ground floor maisonette with brick built storage unit, garden and located within easy reach of Fareham train station and town centre.

The Accommodation Comprises:-
Front door into:

Entrance Porch:-
Stairs to first floor, radiator.

Hall:-
Under-stairs storage cupboard.

Living Room:- 15' 11'' x 11' 6'' (4.85m x 3.50m) Maximum Measurements
Double glazed window to rear and door giving access to garden.

Kitchen:- 11' 7'' x 9' 7'' (3.53m x 2.92m)
Double glazed window to side elevation, range of base and eye level units with roll top work surfaces, stainless steel sink unit, oven and grill, hob with extractor over, space for washing machine and fridge, wall mounted gas central heating boiler.

First Floor Landing:-
Over stairs storage cupboard.

Bedroom 1:- 15' 10'' x 12' 8'' (4.82m x 3.86m) Maximum Measurements
Double glazed window to front elevation, radiator, cupboard.

Bedroom 2:- 11' 7'' x 9' 7'' (3.53m x 2.92m) Maximum Measurements
Double glazed window to side elevation, radiator, twin wardrobes with double opening doors and cabin cupboards over, radiator.

Bathroom:- 6' 11'' x 5' (2.11m x 1.52m)
Double glazed window to rear elevation, low level WC, wash hand basin, bath with shower over, shower screen, partly tiled.

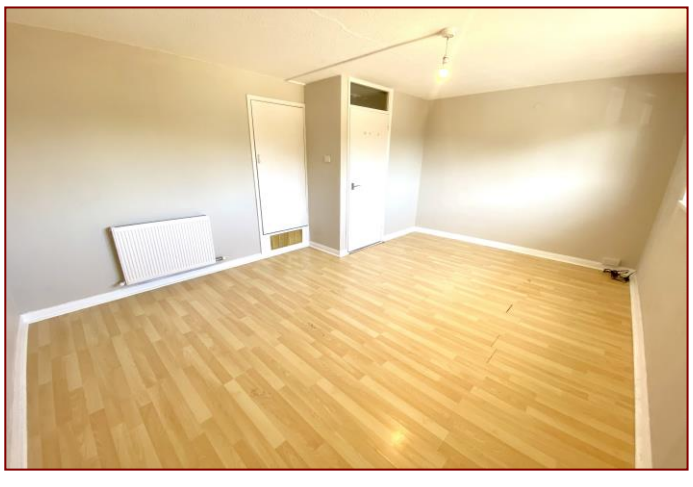
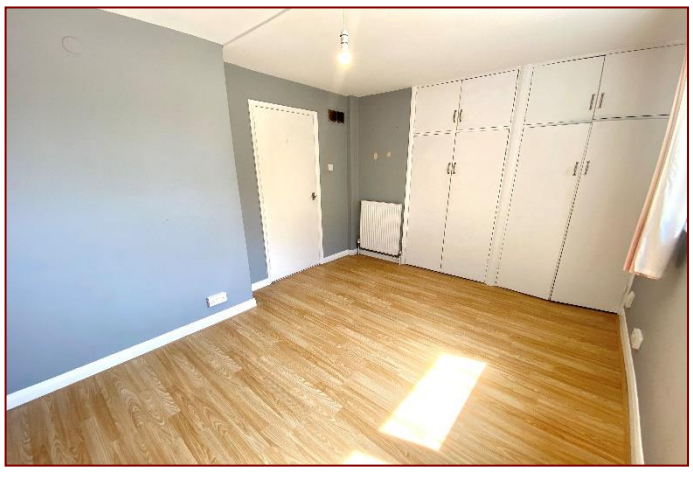
Outside:-
Enclosed garden with patio and astroturf. Brick-built storage shed to the front.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band A
Tenure: - Leasehold. Maintenance is £937 pa, Ground Rent £10 pa, 87 Years Remaining
Property Type: - Ground 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 1600 MPS: Potential broadband speeds - 115MPS https://www.openreach.com/fibre-broadband



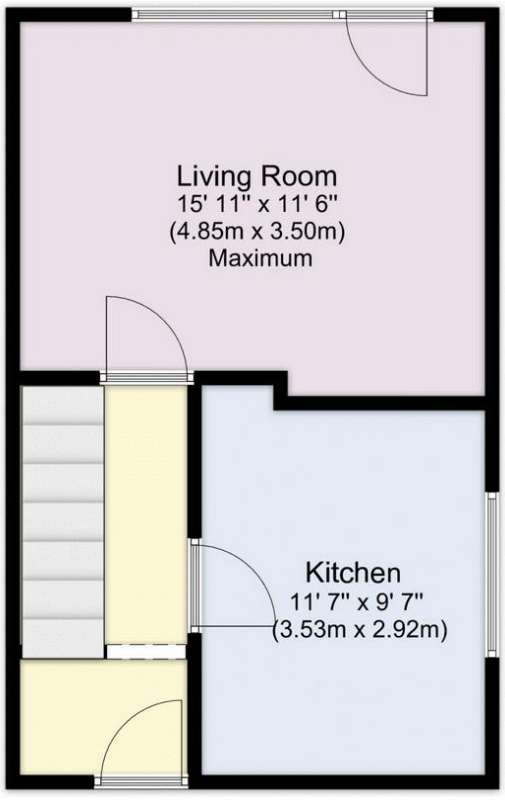




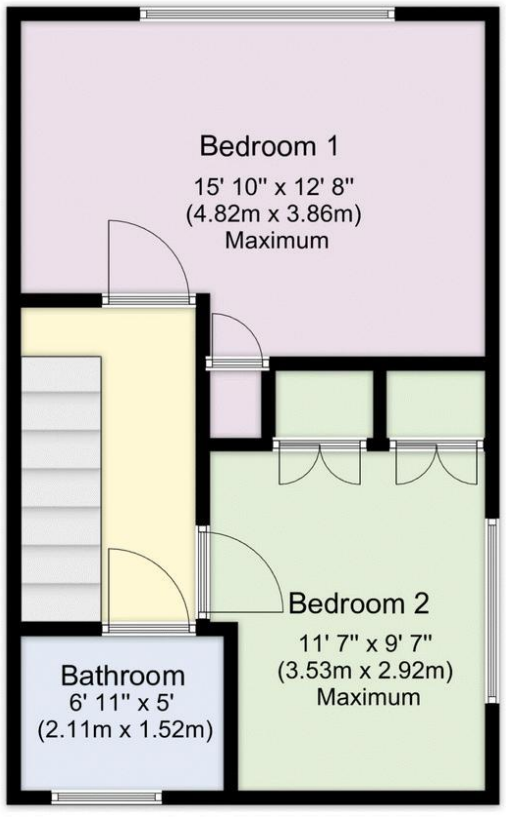






Fenwicks
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Ground Floor



First Floor



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.

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The Property Ombudsman



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