

NO ONWARD CHAIN. Spacious five bedroom double storey extended house with conservatory and a southerly aspect rear garden situated close to Fareham Academy school.

The Accommodation Comprises:-
Front door into:

Entrance Porch:-

Windows to side, tiled floor, door to:

Entrance Hall:-

Stairs to first floor, tiled floor, window to side, radiator.

Lounge:- 18' 3" x 11' 2" (5.56m x 3.40m)

Window to front, radiator.

Kitchen/Dining Room:- 20' 3" x 11' 8" (6.17m x 3.55m) Maximum Measurements

Window to side, base and eye level units, roll top work surfaces, space for Range oven, space for washing machine and tumble dryer, one and a half bowl sink unit.

Conservatory:- 16' 9" x 10' 8" (5.10m x 3.25m) Maximum Measurements

Windows to side and rear, French doors giving access to garden.

Bathroom:- 10' 5" x 9' 5" (3.17m x 2.87m) Maximum Measurements

Window to rear, claw bath, close coupled WC, twin wash hand basins, chrome heated towel rail.

First Floor Landing:-

Cupboard.

Bedroom 1:- 12' 8" x 9' 1" (3.86m x 2.77m)

Window to front elevation, radiator.

Bedroom 2:- 11' 9" x 9' 8" (3.58m x 2.94m)

Window to side, radiator.

Bedroom 3:- 12' 7" x 11' 2" plus recess (3.83m x 3.40m)

Window to front, radiator, access to loft.

Bedroom 4:- 10' 4" x 9' 5" (3.15m x 2.87m) Maximum Measurements

Window to rear, radiator.

Bedroom 5:- 9' 2" x 8' 1" (2.79m x 2.46m)

Skylight window, radiator.

Cloakroom:- 5' 5" x 4' 8" (1.65m x 1.42m)

Tiled, close coupled WC, wash hand basin, heated towel rail, radiator.

Outside:-

Front garden and enclosed rear garden.

Nota Bene:-

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

Tenure: - Freehold

Property Type: -End of Terraced House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: n/a

Broadband - Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>

Mobile signal: The current seller informs us that they have mobile

signal and are no current black spots. Please check here for all

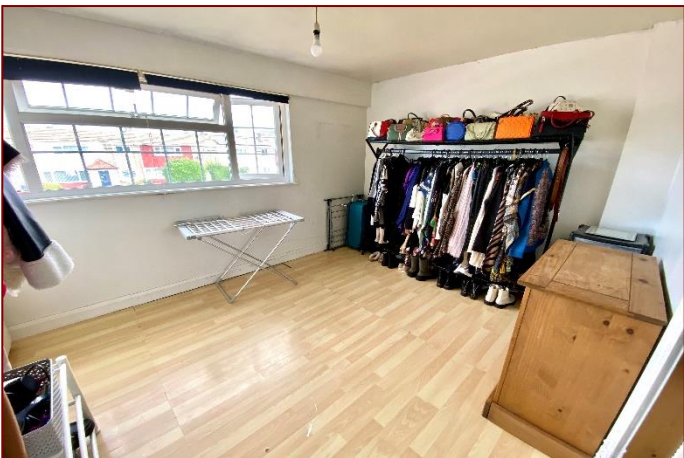
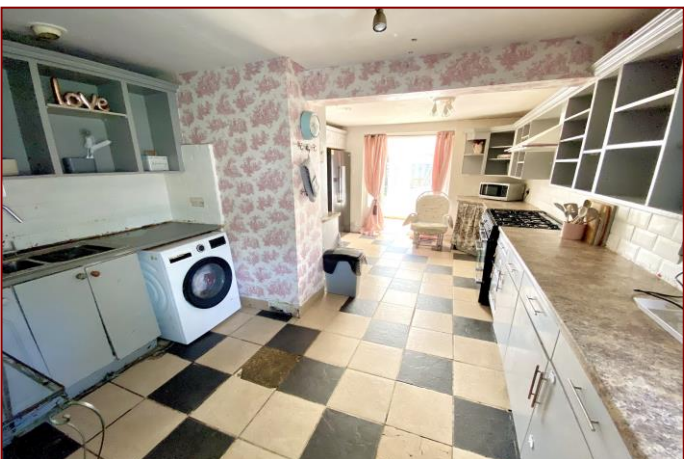
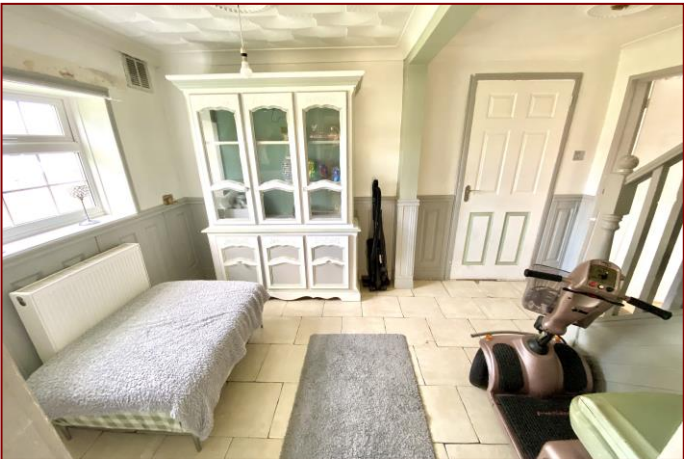
networks - <https://checker.ofcom.org.uk/>

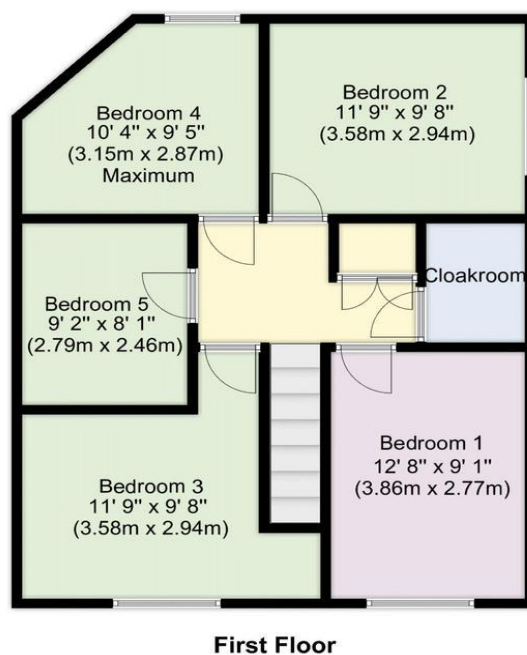
Flood Risk: - No flooding reported. Please check flood risk data at the

Environment Agency's website ([http://www.environment-](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)

[agency.gov.uk/homeandleisure/floods/31656.aspx](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx))?

Fenwicks has further details on request.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	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.

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£240,000

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