

Situated within easy reach of Wallisdean Junior School, Fareham Academy and Fareham's mainline train station, this extended well presented three bedroom family home has off road parking for several vehicles, two reception rooms, sun lounge and garage.

- Three Bedroom Family Home
- Two Reception Rooms
- Extended 18 Foot Kitchen
- Sun Lounge
- Bathroom
- Gas Central Heating and Double glazing
- Driveway for Parking
- Garage
- Enclosed Rear Garden
- Excellent Location Close to Wallisdean Junior School, Fareham Academy, mainline train station and Fareham town centre

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Stairs to first floor, radiator, picture rail, dado rail, under-stairs recess with cloak hanging space.

Lounge:- 15' 7" x 12' 3" (4.75m x 3.73m) Maximum Measurements
Double glazed bay window to front elevation. dado rail, radiator, fireplace.

Kitchen:- 18' 1" x 7' (5.51m x 2.13m)
Double glazed window to rear elevation, range of base and eye level units with work surfaces, sink unit, radiator, oven, integrated dishwasher, space for: washing machine, fridge, freezer.

Dining Room:- 10' 7" x 9' 9" (3.22m x 2.97m)
Radiator, picture rail, double glazed sliding door giving access to:

Sun Lounge:- 10' 3" x 9' (3.12m x 2.74m)
Double glazed French doors with panels to side giving access to rear garden, polycarbonate ceiling.

First Floor Landing:-
Access to loft.

Bedroom 1:- 13' 1" x 9' 6" to fitted wardrobes (3.98m x 2.89m)
Double glazed window to rear elevation, radiator, fitted wardrobe units.

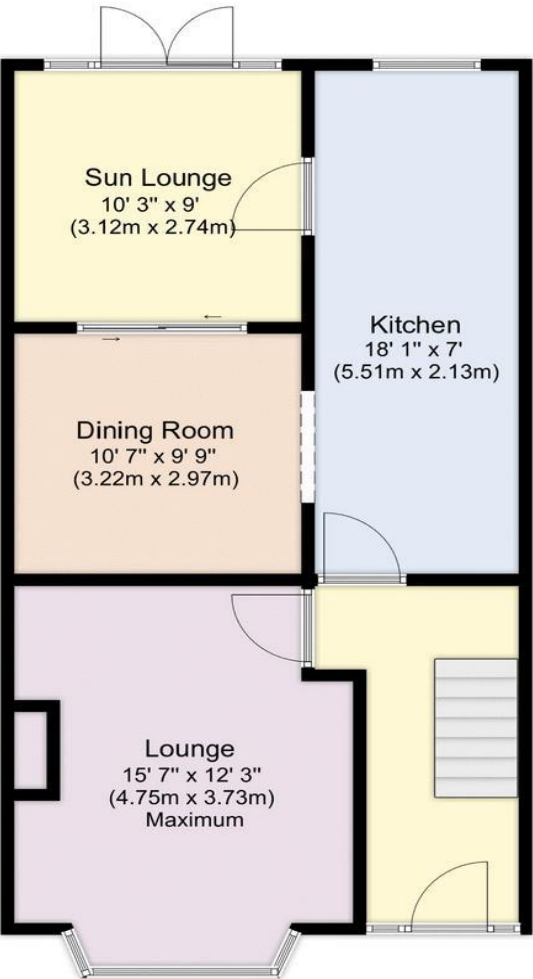
Bedroom 2:- 12' 11" x 11' 5" (3.93m x 3.48m) Maximum Measurements
Double glazed bay window to front elevation, radiator.

Bedroom 3:- 6' 7" x 6' 5" (2.01m x 1.95m)
Double glazed window to front elevation, radiator.

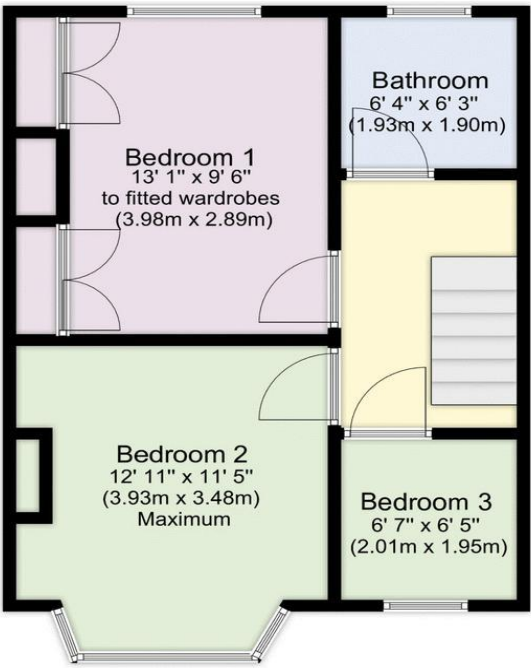
Bathroom:- 6' 4" x 6' 3" (1.93m x 1.90m)
Double glazed window to rear elevation, tiled, close coupled WC, wash hand basin, bath with shower over, screen, extractor fan, chrome heated towel rail.

Outside:-
Driveway to the front for parking. Rear enclosed garden bordered by fence panels, garage with window, courtesy door and up and over door accessed via service road.





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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DRAFT DETAILS

£375,000
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