

**NO ONWARD CHAIN.** Spacious three bedroom family home with conservatory, parking for numerous vehicles, garage and situated within easy reach of local schools.

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Stairs to first floor, window to side elevation, radiator, under-stairs storage cupboard.

**Lounge:- 18' 2" x 11' 4" (5.53m x 3.45m)**

Window to front elevation, radiator, fireplace.

**Dining Room:- 10' x 9' 8" (3.05m x 2.94m)**

Radiator, door to cupboard.

**Kitchen:- 9' 8" x 6' 10" (2.94m x 2.08m)**

Windows to rear elevation, radiator, range of base and eye level units with work surfaces, one and a half bowl sink unit, dishwasher, fridge, oven and grill.

**Conservatory:- 14' 10" x 8' 3" (4.52m x 2.51m)**

Windows to side and rear elevations, radiator, wall light.

**First Floor Landing:-**

Window to side, access to loft, radiator, airing cupboard with gas central heating boiler, cupboard with shelves.

**Bedroom 1:- 11' 1" x 10' 10" (3.38m x 3.30m) Maximum Measurements**

Window to front elevation, radiator, double louvre fronted doors to cupboard, further cupboard.

**Bedroom 2:- 13' 1" x 8' 7" (3.98m x 2.61m) Maximum Measurements**

Window to front elevation, radiator, door to cupboard with radiator.

**Bedroom 3:- 10' 4" x 7' 5" (3.15m x 2.26m) Maximum Measurements**

Window to rear elevation, radiator, cupboard.

**Cloakroom:- 4' 8" x 3' 11" (1.42m x 1.19m)**

Window to rear elevation, radiator, close coupled WC, wash hand basin.

**Shower Room:- 7' x 4' 9" (2.13m x 1.45m)**

Window to rear elevation, radiator, shower cubicle, wash hand basin, partly tiled.

**Outside:-**

Block paved driveway to front leading to garage, gate gives pedestrian access to rear garden bordered by fence panels and laid to patio, garden shed, some shrubs to the borders.

**Agent's Note:-**

This property benefits from fully owned solar panels.

**Material Information:-**

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

Tenure: - Freehold

Property Type: - Semi Detached House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

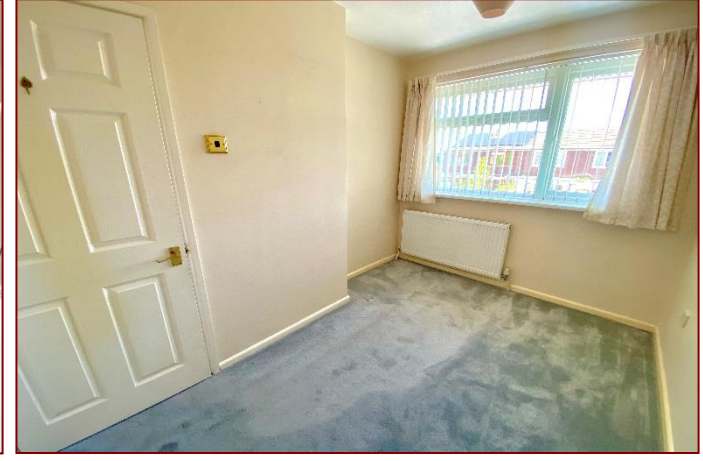
Heating: - Gas Central Heating and Solar Panels

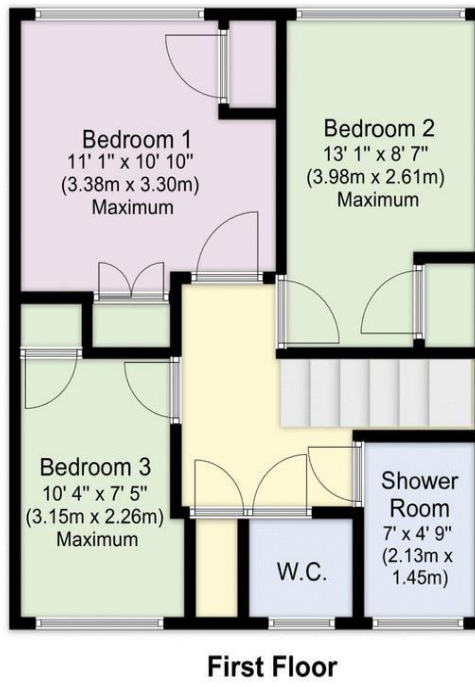
Parking: Garage and Driveway

Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 1800 Mps

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-agency.gov.uk/homeandleisure/floods/31656.aspx>)?





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	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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£340,000

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**Fenwicks**

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