



£425,000
2 Winnington
PO15 6HP

Jeffries & Dibbens are delighted to offer this five bedroom semi-detached family home in close proximity to transport links and local schools to the market! With an overall floor space measuring 1323 sq ft, this property boasts a spacious lounge, a fitted kitchen/diner, a study room with WC attached and a utility room that benefits from internal access to the garage. Upstairs presents five good sized bedrooms and a family bathroom. Externally, you will find the south facing rear garden and garage to the rear of the property and a car port to the front. An added attraction is an additional garden plot of land to the side of the property, which is currently used by the owners for storage, raised borders and a greenhouse. Other benefits include an electric car charger, solar hot water heating system, as well as owned solar panels with a guaranteed payment scheme until December 2035. This is not one to miss out on so call our Fareham office to arrange your viewing now!

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LOUNGE 21' 10" x 14' 8" (6.65m x 4.47m)

KITCHEN/DINER 16' 8" x 13' 4" (5.08m x 4.06m)

STUDY 6' 9" x 6' 0" (2.06m x 1.83m)

WC

UTILITY ROOM 8' 10" x 4' 11" (2.69m x 1.5m)

BEDROOM 1 12' 9" x 11' 6" (3.89m x 3.51m)

BEDROOM 2 11' 4" x 9' 1" (3.45m x 2.77m)

BEDROOM 3 11' 6" x 8' 10" (3.51m x 2.69m)

BEDROOM 4 11' 2" x 9' 5" (3.4m x 2.87m)

BEDROOM 5 9' 3" x 9' 1" (2.82m x 2.77m)

FAMILY BATHROOM

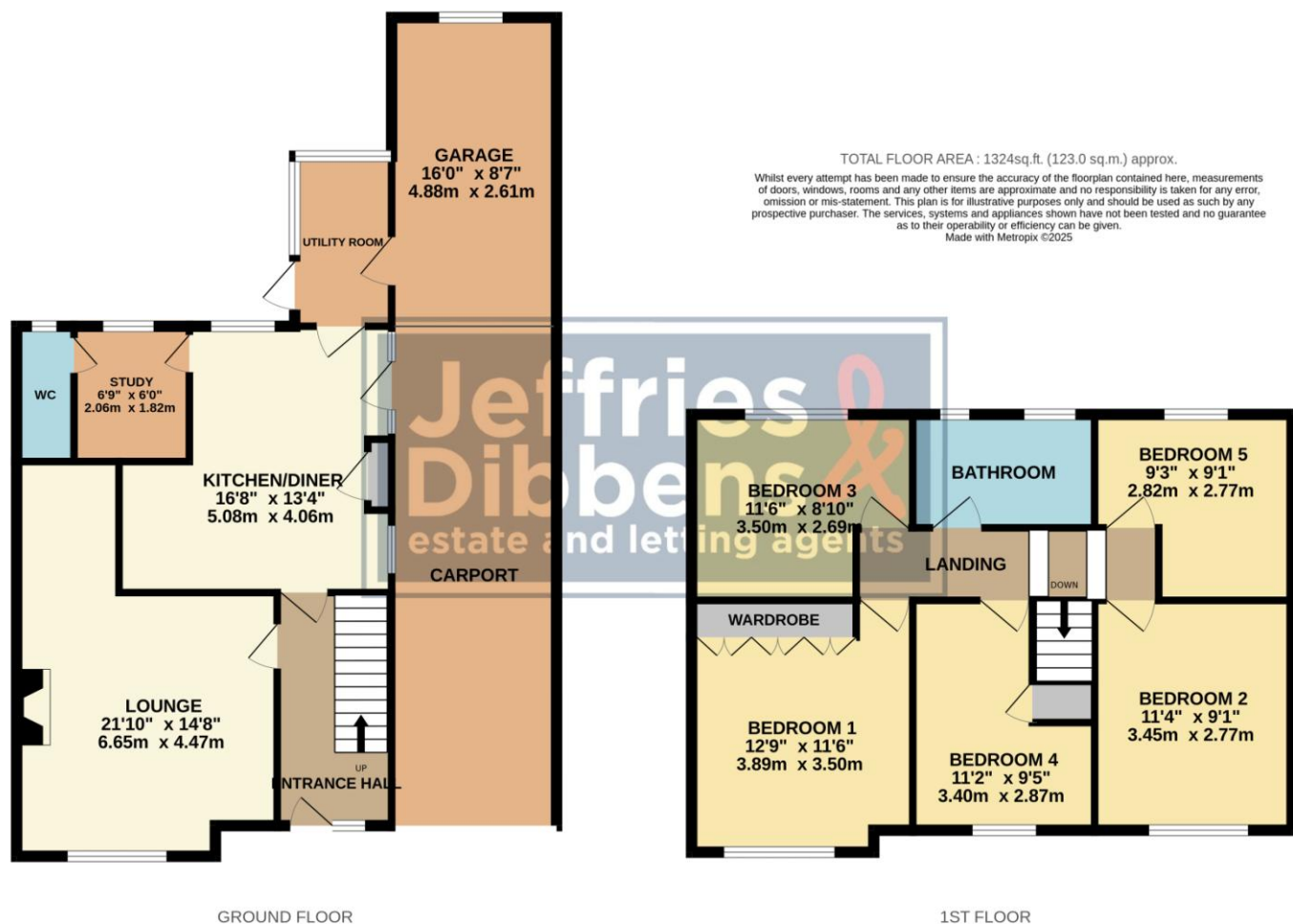
GARAGE 16' 0" x 8' 7" (4.88m x 2.62m)

GARDENS Front and rear gardens with additional side plot.

CAR PORT

The sellers have informed us that there is a solar hot water heating system installed.

Also, the solar panels are covered by a guaranteed feed-in tariff scheme with payments guaranteed until December 2035 which is fully transferable to a new buyer.

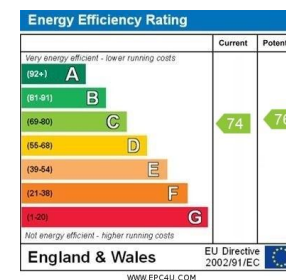


LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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