



At home in

63 Trinity Street

FAREHAM, HAMPSHIRE, PO16 7SQ

Asking Rent £ 1,300 PCM

- Energy Performance Rating D
- Holding Deposit £300.00
- Deposit £1,500.00
- Council Tax band A
- Recently Refurbished
- Open Plan Sitting / Dining Room
- Bathroom with Shower Bath
- Two Bedrooms
- Kitchen
- Front and Rear Gardens



A newly refurbished home, located close to the centre of Fareham.





Approached via a front path, the front door opens into the sitting / dining room, which features a decorative fireplace and stairs to the first floor. There is a door through to a small inner hallway, to the right is the newly fitted bathroom, which features a 'P' shaped shower bath. The kitchen, which overlooks the rear garden, is newly fitted with a range of gloss white units and contrasting worktop.

Upstairs, there are two double bedrooms.

To the rear is a garden which is mainly laid to lawn.

We understand that all mains supplies are connected to the property. Ultrafast broadband is available (source: Ofcom). A mobile signal is likely from EE and Vodafone (source@ Ofcom).

There is no parking with the property.

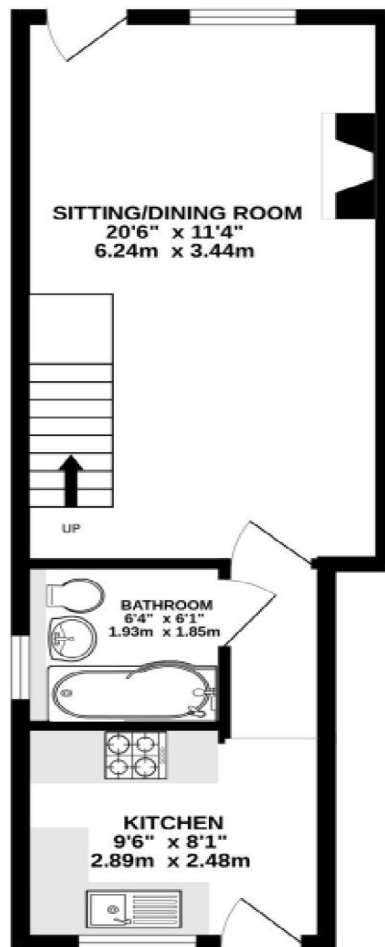




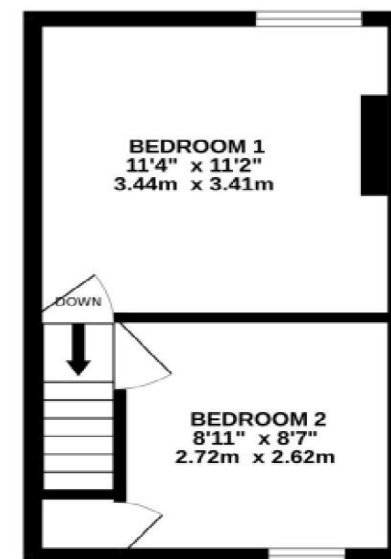
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		84
69-80 C		
55-68 D	62	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Hellards