



23 Hillson Drive, Fareham, PO15 6NA

Asking Price £270,000





Hillson Drive |  
Fareham | PO15 6NA  
Asking Price £270,000

W&W are pleased to offer for sale this three bedroom end of terraced home situated on an enviable plot. The property enjoys three bedrooms, 'L' shaped lounge/dining room, kitchen, downstairs cloakroom & main bathroom. Outside, the property benefits from an impressively sized rear garden & driveway parking for multiple vehicles.

Hilson Drive is situated in the popular village of Fareham. Just a short walk away is St Columba CE Primary School, rated 'Good' by Ofsted, along with Orchard Lea Infant and Junior Schools, both within a kilometre. The Henry Cort Community College is conveniently located around 600 meters away. For day-to-day needs, residents benefit from nearby amenities including a Co-op Food store just 0.18 miles away, Sainsbury's a short drive away, and essential services like Meon Health Practice and Highlands Dental Practice within walking distance.





Three bedroom end of terraced home

Enviably plot providing an impressively sized rear garden

Entrance hall with built in storage

'L' shaped lounge/dining room with centrepiece fireplace

Kitchen with space/plumbing for appliances & door opening out to the rear garden

Downstairs cloakroom

Three double bedrooms

Main bathroom comprising two piece suite & built in storage cupboard

Impressively sized rear garden majority laid to lawn with outbuilding to remain

Block paved driveway providing parking for multiple vehicles

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

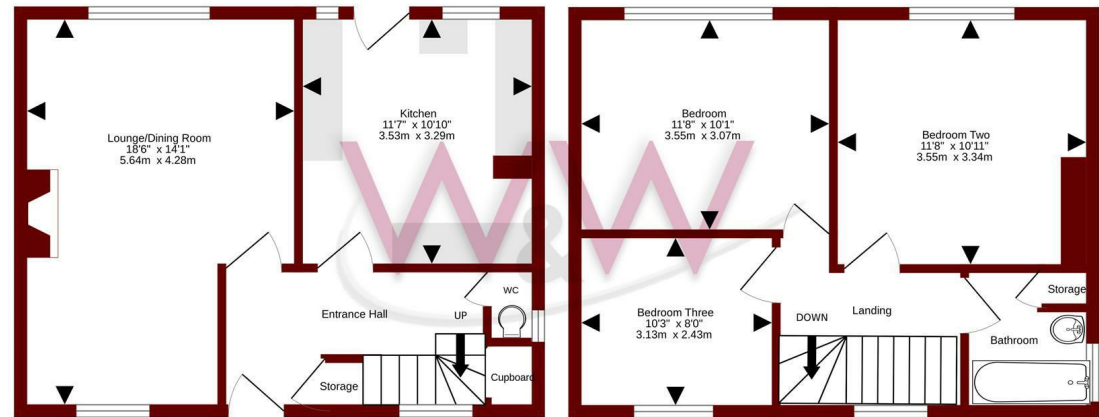
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>





Ground floor  
409 sq.ft. (38.0 sq.m.) approx.

1st floor  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band - B

Tenure - Freehold

Current EPC Rating -TBC

Potential EPC Rating -TBC

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