



WHITE & GUARD



51 Shearwater Avenue
Fareham
Portsmouth
PO16 8YQ



51 Shearwater Avenue

£425,000

INTRODUCTION

Located just a stone's throw away from Fareham Creek Trail and offering some lovely walks along the shoreline by Cams Lake, this very well-presented three bedroom detached home is being offered for sale with a complete chain.

Comprising a spacious lounge, downstairs WC, re-fitted kitchen with integrated appliances and a separate dining room.

To the first floor, there are three well-proportioned bedrooms and a re-fitted bathroom suite.

Additional benefits include a good-sized driveway which leads to a garage and a low maintenance garden offering a sunny aspect which is also of a good size.



LOCATION

Within easy reach of Fareham and its shopping centre which offers a broad range of shopping and leisure facilities. Fareham main line railway station is a short drive away and there are also good motorway links to the M27 for both east and west bound routes, with access to the A3 for Petersfield, Guildford & London.

INSIDE

The property is accessed via the double glazed front door which opens into the well-presented entrance hall. The hallway has a double glazed window to the side aspect, a radiator to one wall, stairs leading to the first floor and a door opening into the lounge. The well-proportioned living room offers a double glazed bow window to the front aspect, a radiator to one wall, fitted understairs storage cupboard and has been laid to wood effect flooring. A door from the lounge then leads into the dining room which has double glazed sliding doors opening onto the rear garden. Adjacent to the dining room is the lovely re-fitted kitchen which comprises a range of matching wall and base level work units with complimentary oak work surfaces over with an inset sink and mixer tap. Integrated appliances include an electric BOSCH oven and microwave, AEG induction hob, a dishwasher, washing machine and wine cooler. The kitchen has tiled flooring, LED kickboard lighting, spotlighting and a double glazed window to the rear aspect.

The first floor landing provides access to the loft space, has a double glazed window to the side elevation and an airing cupboard which houses the combination boiler. The master bedroom is located at the rear of the property and glazed window, a radiator to one wall, is laid to wood effect flooring



and allows space for free standing bedroom furniture. Bedroom two, also a double room, has a double glazed window to the front, is well-presented and has also been laid to wood effect flooring. The third bedroom is a good-sized single room and is currently in use as an office/study. The modern re-fitted bathroom suite comprises a panel enclosed bath with a mains rainfall shower head over and separate shower attachment with a fitted shower screen and recessed tiling allowing space for toiletries. There is an inset wash hand basin with storage under, WC, electric shaver point, chrome heated towel rail and both fully tiled walls and flooring.

OUTSIDE

Externally, a dropped kerb leads to a good-sized driveway, with a garden path leading to the front door. The front garden has been laid to artificial lawn and is enclosed by an attractive range of plant and shrub borders. The spacious rear garden has been laid to a combination of decking, artificial lawn and stone chipping. The decking has in-built LED lighting and offers a variety of seating areas. There is a garden gate to one side providing pedestrian access and a pedestrian door opens into the garage. The garage itself measures 17ft 11 x 8ft 1 and is accessed via an up and over door, has power and lighting and overhead storage.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

TENURE:

Freehold

COUNCIL TAX:

Fareham Borough Council- Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	87
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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