

Unique three bedroom property within Knowle village with ensuite shower room, enclosed garden, cellar, allocated parking and secondary glazing to all windows.

- Three Bedrooms
- Master Bedroom with En-Suite Shower Room
- Grade II Listed with High Ceilings and Secondary Double Glazing
- Lounge/Dining Room
- Kitchen
- Downstairs Cloakroom
- Family Bathroom
- Cellar
- Enclosed Rear Garden
- Allocated Parking and Visitors Parking

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Flat ceiling with lighting inset, smoke detector, eye level glazed window over front door and stairs to first floor with understairs cupboard.

**Cloakroom:-**

Eye level window, close coupled WC, wash hand basin with mixer tap, tiled splash back, wall mounted mirror, towel rail and storage with shelf.

**Lounge/Dining Room:- 20' 3" x 10' 3" (6.17m x 3.12m)**

Twin original sash windows overlooking rear garden and twin wall mounted electric panel heating.

**Kitchen:- 8' 3" x 5' 9" (2.51m x 1.75m)**

Window to front elevation, range of base and eye level units with roll top work surfaces, tiled surround, under lighting to wall units, one and a half bowl stainless steel sink unit with mixer tap, Hob with oven and stainless steel extractor, integrated slim line dishwasher, space for washer/dryer, space for fridge freezer, tiled floor and flat ceiling with lighting inset.

**Landing:-**

Windows to front elevation, electric wall heater.

**Bedroom 1:- 12' 7" x 10' 5" (3.83m x 3.17m)**

Sash window to rear elevation, electric wall heater, fitted wall units, fitted units with cabin cupboards over, bed recess with lighting inset and wall light. Door to:

**En-Suite Shower Room:- 6' 8" x 6' 3" (2.03m x 1.91m)**

Long line sash window, close coupled WC, wash hand basin, shower cubicle, shaver socket, tiled floor, flat ceiling with lighting inset, towel rail and electric wall heating.

**Bedroom 2:- 10' 5" x 6' 11" (3.17m x 2.11m)**

Long line sash window to front elevation and wall mounted electric heater.

**Bedroom 3:- 10' 5" x 7' 5" (3.18m x 2.26m)**

Long line sash window, access to loft, electric wall heater, door to airing cupboard.

**Bathroom:- 6' 9" x 5' 11" (2.06m x 1.8m)**

Long line sash window, close coupled WC, wash hand basin, panelled bath with shower over and screen, partly tiled, wall mounted mirror, shaver socket, towel rail, wall mounted heater, tiled floor and flat ceiling with lighting inset.

**Outside:-**

Parking to the front, enclosed rear garden with patio and shingled area, garden shed. There is also visitor's parking.

**Nota Bene**

Nota Bene

Council Tax Band: - Winchester County Council. Tax Band D

Tenure: - Freehold

Property Type: -Mews Style House

Electricity Supply: - Mains, Octopus

Gas Supply: - N/A

Water Supply: - Mains

Sewerage: - Mains

Heating: - Electric Heating

Broadband - Broadband connection - Vodafone. Average available download speed for this Postcode of 1600Mbps: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: Unknown. Current black spots - Unknown. Please check here for all networks - <https://checker.ofcom.org.uk/>

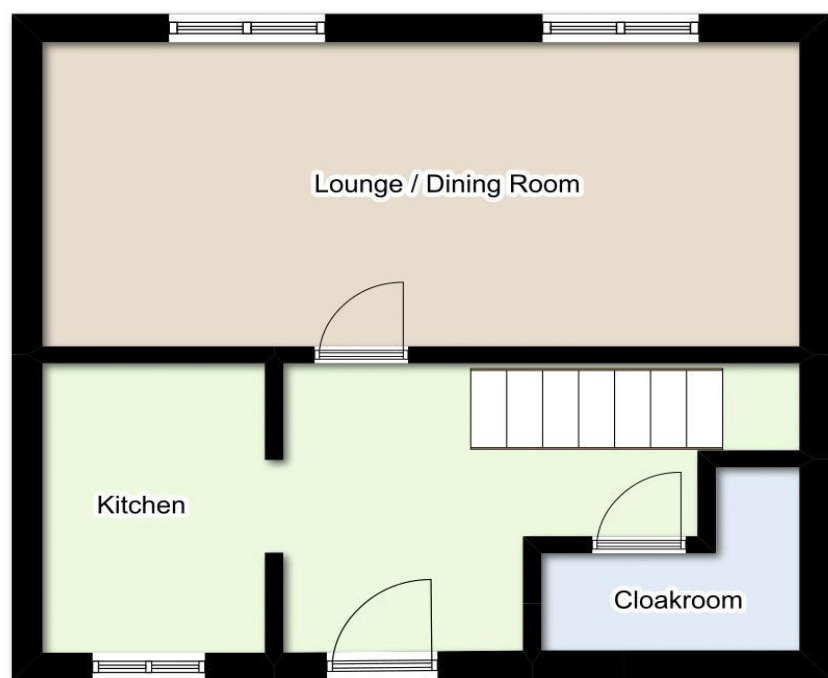
Parking: Allocated Parking Space

Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agent has further information as provided by current vendor







**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£330,000

1 East Mews, Knowle Village, PO17 5FB

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT