

**NO ONWARD CHAIN.** Well presented two bedroom ground floor maisonette with enclosed rear garden.

- Two Bedroom Ground Floor Maisonette
- Living Room
- Kitchen
- Bathroom
- Gas Central Heating and Double Glazing
- Enclosed Rear Garden
- Situated Close to Redlands Primary School and Within easy reach of Fareham train station and town centre
- Leasehold
- No Onward Chain

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Stairs to first floor, radiator.

**Inner Hallway:-**

Under-stairs storage cupboard.

**Kitchen:-** 13' 1" x 9' 7" (3.98m x 2.92m) Maximum Measurements

Double glazed window to front elevation, wall mounted gas central heating boiler, range of base and eye level units, work surfaces, oven, grill, hob and extractor hood over, space for washing machine and space for fridge freezer.

**Lounge:-** 15' 10" x 12' 8" (4.82m x 3.86m) Maximum Measurements

Double glazed French doors with double glazed panels to side giving access to rear garden, double radiator, picture rail, coving to textured ceiling.

**First Floor Landing:-**

Over-stairs storage cupboard.

**Bedroom 1:-** 15' 10" x 11' 5" (4.82m x 3.48m) Maximum Measurements

Double glazed window to rear elevation, radiator, cupboard.

**Bedroom 2:-** 11' 7" x 9' 6" (3.53m x 2.89m) Maximum Measurements

Double glazed window to front elevation, radiator, twin cupboards with double opening doors.

**Bathroom:-** 6' 10" x 5' 6" (2.08m x 1.68m) Maximum Measurements

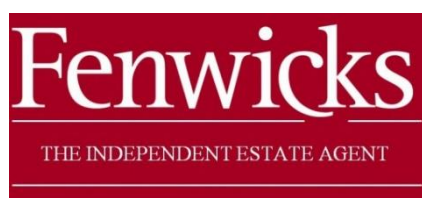
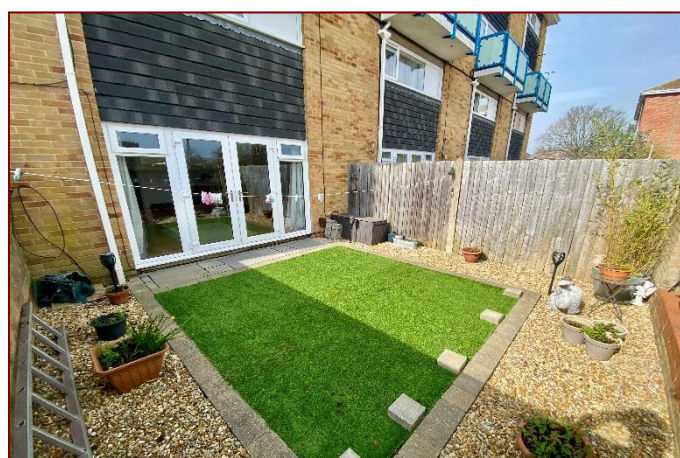
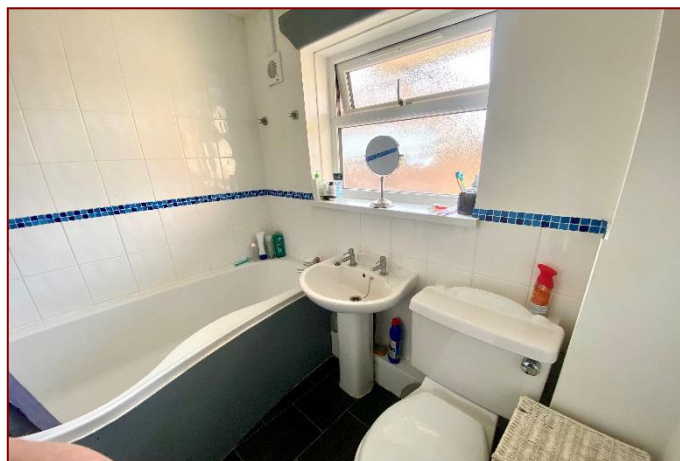
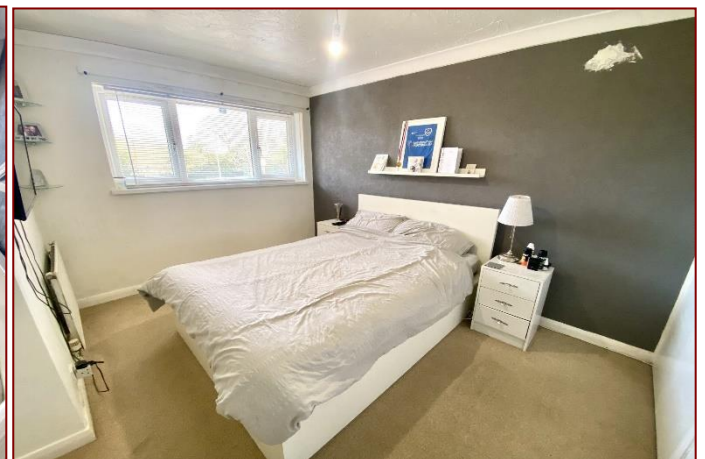
Double glazed window to front elevation, close coupled WC, wash hand basin, bath with shower over, shower curtain, partly tiled, chrome heated towel rail.

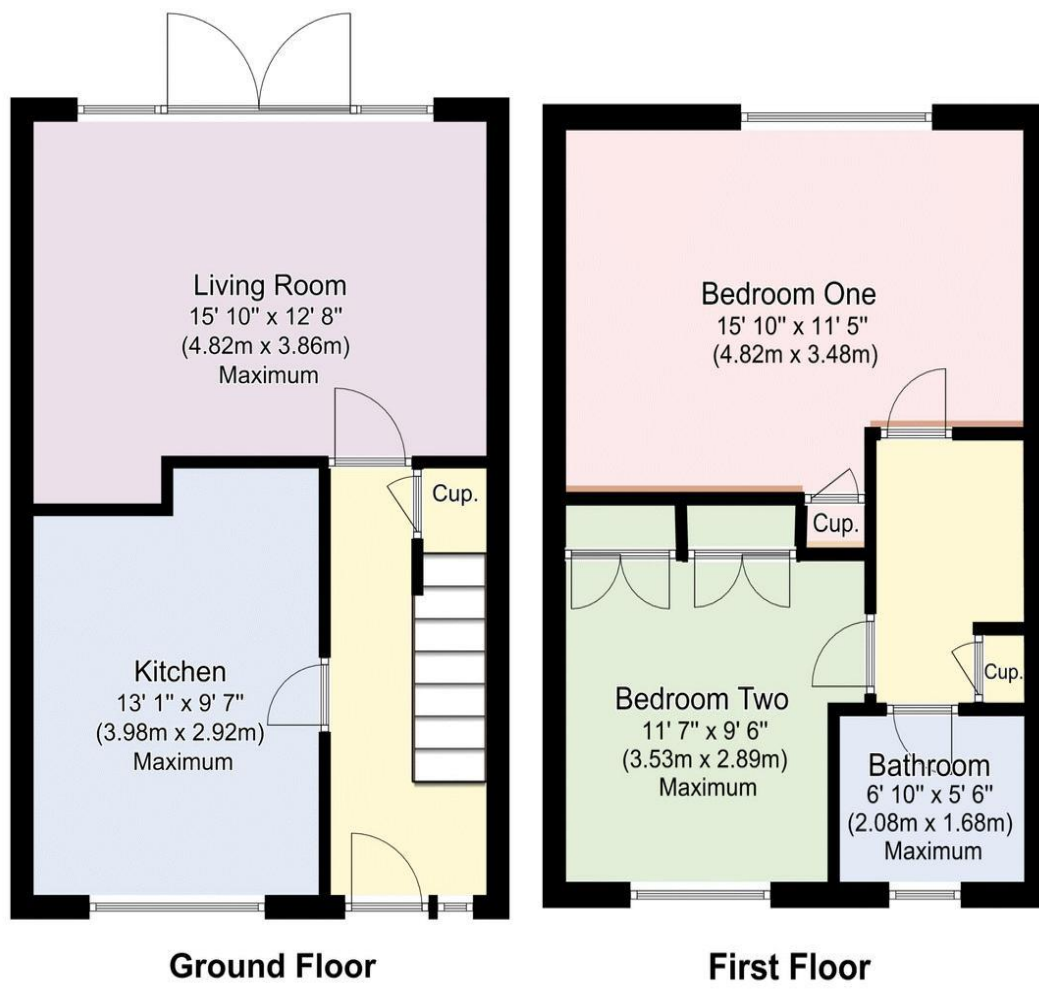
**Outside:-**

Front enclosed courtyard garden with storage unit. Enclosed rear garden laid to astroturf and bordered by brick wall.

**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band A  
 Tenure: - Leasehold. Maintenance is approximately: £TBC pa, Ground Rent £TBC pa, TBC Years Remaining  
 Property Type: - Ground Floor Maisonette  
 Property Construction: - Traditional  
 Electricity Supply: - Mains,  
 Water Supply: - Mains,  
 Sewerage: - Mains,  
 Heating: - Gas Heating  
 Broadband - Unknown. Average available download speed for this Postcode of 76MPS: Potential broadband speeds - 80MPS  
<https://www.openreach.com/fibre-broadband>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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£180,000

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