



GUIDE PRICE
£360,000 - £370,000
8 Greyfriars Road
Fareham, PO15 5PD

This attractive three-bedroom semi-detached home is situated in a highly sought-after area to the north-west of Fareham town centre. Offering spacious and well-maintained accommodation throughout, the property features an entrance hall with built-in storage cupboards, a stylish modern re-fitted cloakroom, fitted kitchen, generous 16ft lounge, separate dining room and a bright conservatory. Upstairs, there are three well-proportioned bedrooms along with a contemporary re-fitted shower room. Externally, the property benefits from a block-paved driveway providing off-road parking and access to the garage, as well as a beautifully maintained private rear garden. Early viewing is strongly advised to fully appreciate both the property and its desirable location.

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ENTRANCE HALL

WC

LOUNGE 16' 2" x 16' 5" (4.93m x 5m)

DINING ROOM 10' 10" x 8' 9" (3.3m x 2.67m)

KITCHEN 10' 10" x 7' 1" (3.3m x 2.16m)

CONSERVATORY 10' 3" x 8' 11" (3.12m x 2.72m)

LANDING

BEDROOM ONE 13' 3" x 9' 8" (4.04m x 2.95m)

BEDROOM TWO 10' 11" x 9' 8" (3.33m x 2.95m)

BEDROOM THREE 9' 8" x 6' 5" (2.95m x 1.96m)

SHOWER ROOM 6' 5" x 6' 5" (1.96m x 1.96m)

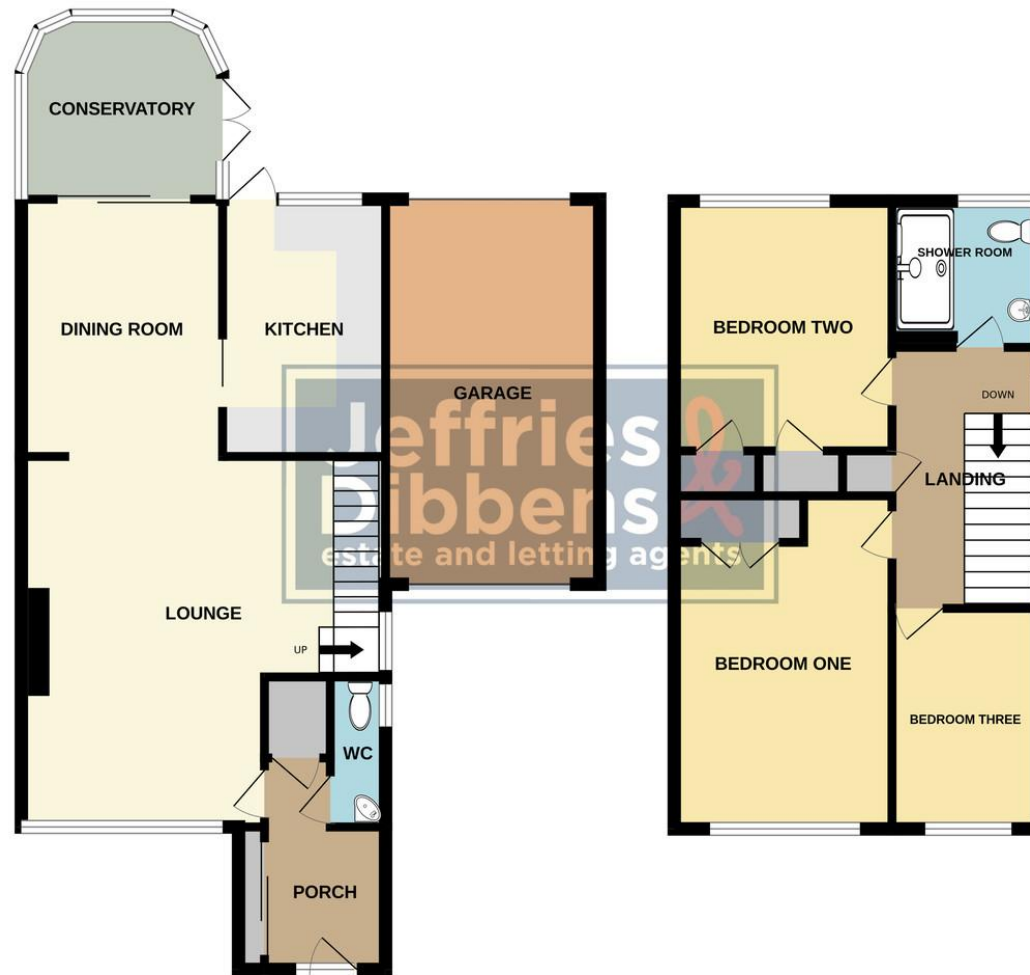
REAR GARDEN

GARAGE



GROUND FLOOR

1ST FLOOR



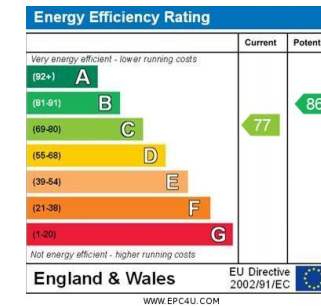
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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