

NO ONWARD CHAIN. Enjoying a sought after location in Catisfield, this is a three bedroom detached house with driveway, garage and enclosed rear garden.

- Three Bedroom Detached House
- Entrance Porch and Entrance Hall
- Lounge/Dining Room
- Kitchen
- Downstairs Cloakroom
- Family Bathroom
- Gas Central Heating and Double Glazing
- Driveway and Garage
- Enclosed Rear Garden
- No Onward Chain

The Accommodation Comprises:-

Front door into:

Entrance Porch:-

Tiled floor, door into:

Entrance Hall:-

Stairs to first floor, under-stairs cupboard, radiator.

Lounge/Dining Room:- 21' 1" x 11' 8" (6.42m x 3.55m) Maximum Measurements

Double glazed window to front elevation, radiators, sliding door giving access to rear garden, door into:

Kitchen:- 11' 5" x 11' 3" (3.48m x 3.43m) Maximum Measurements

Double glazed window to rear elevation, door giving access to side and rear, range of base and eye level units with work surfaces, single bowl stainless steel sink unit, space for oven, space for washing machine and further electrical appliances, radiator.

Cloakroom:-

Double glazed window to side, low level WC, wash hand basin.

First Floor Landing:-

Access to loft, double glazed window to front elevation.

Bedroom 1:- 11' 8" x 11' 4" (3.55m x 3.45m) Maximum Measurements

Double glazed window to rear elevation, radiator, door to cupboard with rail and shelf.

Bedroom 2:- 11' 8" x 9' 7" (3.55m x 2.92m)

Double glazed window to front elevation, radiator, fitted wardrobes.

Bedroom 3:- 8' 6" x 8' 4" (2.59m x 2.54m)

Double glazed window to rear elevation, radiator, door to airing cupboard with gas central heating boiler.

Bathroom:- 6' 6" x 5' 7" (1.98m x 1.70m)

Double glazed window to side elevation, bath with shower over, rail and curtain, tiled, low level WC, wash hand basin, radiator.

Outside:-

Driveway leads to garage, front lawned garden. Rear enclosed garden laid to lawn, bordered by fence panels and some shrubs to the borders.

Material Information:-

Council Tax Band: - Fareham Borough Council. Tax Band E

Tenure: - Freehold

Property Type: - Detached House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

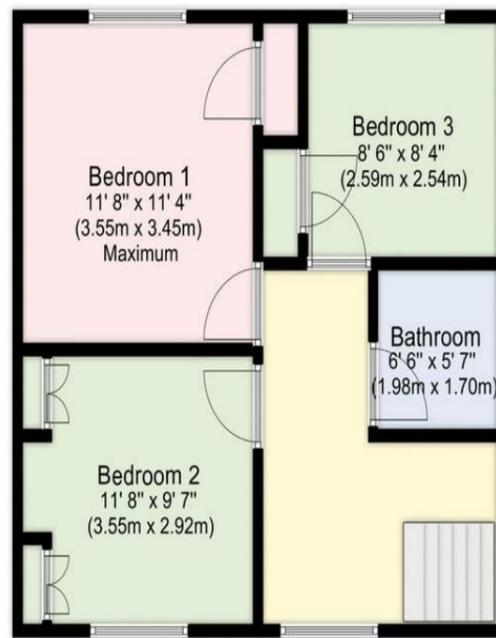
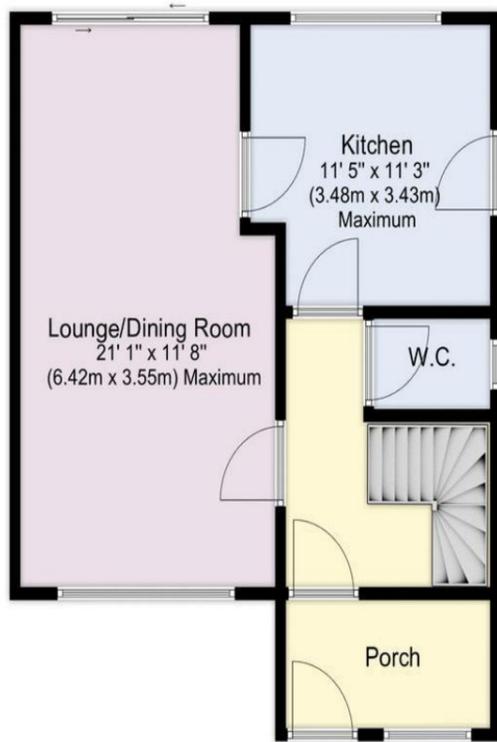
Parking: Driveway and Garage

Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 1600 Mps

Mobile signal: 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/>

Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?





Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.



£375,000

16 Catisfield Road, Fareham, PO15 5QF

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk