

NO ONWARD CHAIN. Well presented and spacious three bedroom detached family home with ensuite facility and conservatory and situated within a short distance of Harrison Primary School, Leisure Centre and Town Centre.

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Stairs to first floor, radiator, smoke detector.

Cloakroom:-
Window to front elevation, close coupled WC, wash hand basin, partially tiled, radiator.

Lounge:- 15' 8" x 11' 4" (4.77m x 3.45m) Maximum Measurements
Window to front elevation, radiator, fireplace.

Dining Room:- 10' 7" x 8' 10" (3.22m x 2.69m)
Radiator, sliding patio door giving access to conservatory.

Conservatory:- 17' 8" x 9' 8" (5.38m x 2.94m)
Windows to side and rear elevations, radiator, French doors giving access to rear garden.

Kitchen:- 10' 11" x 9' 1" (3.32m x 2.77m)
Window to rear elevation, range of base and eye level units with work surfaces and under-lighting to wall units, oven and grill, hob with extractor hood over, radiator, fridge/freezer, dishwasher, one and a half bowl sink unit. Deep cupboard with gas central heating boiler and cloak hanging space.

First Floor Landing:-
Access to loft, window to side.

Bedroom 1:- 13' 5" x 11' 4" (4.09m x 3.45m) Maximum Measurements
Window to front elevation, radiator, fitted wardrobe with mirror fronted sliding doors, door to:

Ensuite Shower Room:- 7' 9" x 3' 2" (2.36m x 0.96m)
Window to side elevation, tiled, close coupled WC, wash hand basin, chrome heated towel rail, shower, shaver socket.

Bedroom 2:- 12' 7" x 11' 4" (3.83m x 3.45m) Maximum Measurements
Window to rear elevation, radiator, mirror fronted sliding doors to wardrobe.

Bedroom 3:- 8' 11" x 6' 11" (2.72m x 2.11m)
Window to rear elevation, radiator.

Bathroom:- 8' 7" x 5' 8" (2.61m x 1.73m) Maximum Measurements
Window to front elevation, bath with shower attachment, close coupled WC, wash hand basin, partly tiled, extractor fan, airing cupboard with tank and shelves.

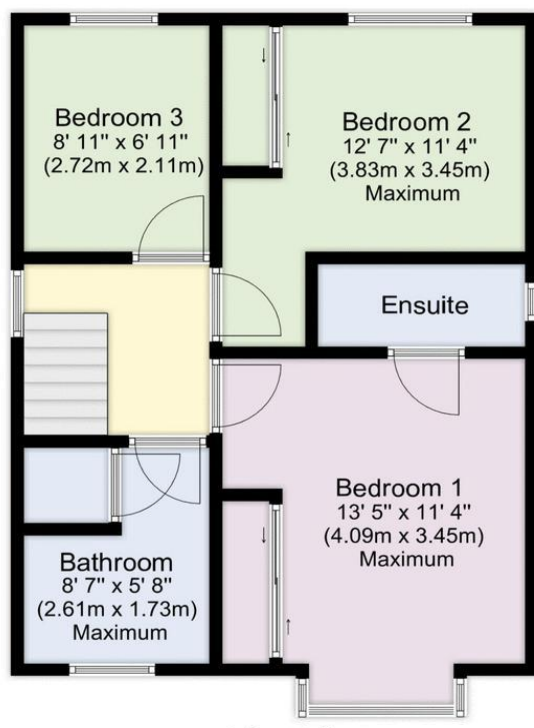
Outside:-
Driveway to the front for parking leads to the side with double opening gates leading to the rear and detached garage with up and over door, courtesy door and window to side, power and light connected. The rear garden is laid mainly to lawn with shrubs and bushes, wooden decking areas and bordered by fence panels and brick wall.

Agent's Note:-
There are two annual charges relating to the estate, namely: £5 pa and £344 pa.

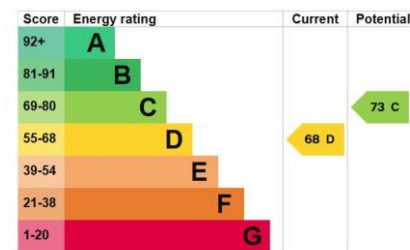




Ground Floor



First Floor



Nota Bene

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: Garage and Driveway
 Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
 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>)?
 Fenwicks has further details on request.

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.

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