

- **Well Presented Three Bedroom Family Home**
- **Within Easy Walking Distance of Wallisdean Junior School and Fareham Academy Senior School**
- **Lounge**
- **Conservatory**
- **Kitchen/Dining Room**
- **Cloakroom/Utility**
- **Shower Room**
- **Gas Central Heating & Double Glazing**
- **Delightful Enclosed Rear Garden**
- **Driveway for Off Road Parking**

The Accommodation Comprises:-
Composite glazed front door into:
Entrance Hall:-
Inset spotlight, stairs to first-floor, radiator, under-stairs storage cupboard housing consumer unit and meters.

Lounge:- 13' 1" x 11' (3.98m x 3.35m)
Double glazed part bay window to front elevation, radiator, fireplace.

Kitchen:- 16' 4" x 9' 10" (4.97m x 2.99m) **Maximum Measurements**
UPVC double glazed window and door to conservatory, fitted with a range of base cupboard and matching eye level units, solid wood work surface, space for range style oven, extracted over, integrated dishwasher sink unit with mixer tap, space for fridge freezer and space for further under counter appliances, door to:

WC and Utility Room:-
UPVC double glazed obscured window to rear elevation, extractor fan, close coupled WC, wash hand basin inset vanity unit, recess and plumbing for washing machine with space for tumble dryer above.

Conservatory:- 11' 1" x 10' 5" (3.38m x 3.17m)
Glass roof, UPVC double glazed windows and double opening doors to rear garden, radiator.

First Floor Landing:-
Access to loft space.

Bedroom 1:- 11' 7" x 11' 1" (3.53m x 3.38m) **Maximum Measurements**
UPVC double glazed half bay window to front elevation, radiator, shelving to recess.

Bedroom 2:- 11' 1" x 10' (3.38m x 3.05m)
Picture rail, UPVC double glazed window to rear elevation with delightful views over gardens to rear.

Bedroom 3:- 8' 1" x 7' (2.46m x 2.13m)
UPVC double glazed window to front elevation, radiator.

Shower Room:- 8' x 5' 1" (2.44m x 1.55m)
Obscured UPVC double glazed windows to rear elevation, superbly refitted with a modern suite comprising: close coupled WC, shower cubicle with mains shower, wash hand basin inset vanity unit, shower with handheld shower attachment and rainfall shower head, storage cupboard with slatted shelving, ladder-style radiator.

Outside:-
Delightful rear garden is enclosed by wood panelled fencing and primarily laid to lawn with a fine array of flowers and shrubs to borders with arch leading to a further single garden patio and seating area, timber shed with windows, power, light and heating connected. Beyond is a further paved area and additional storage shed and a greenhouse. Gate to the rear of the garden provides access where there is a service road leading in from St Michael's Grove.





Material Information

Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Freehold
Property Type: - Terraced House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
Broadband - Currently supplied by BT. Average available download speed for this Postcode of 1600MB: Potential broadband speeds
- <https://www.openreach.com/fibre-broadband>
Mobile signal: Available - check here for all networks
- <https://checker.ofcom.org.uk/>
Parking: Driveway
Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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