

Enjoying a cul-de-sac location in North Fareham close to local schools, this well presented four bedroom family home with two reception rooms and conservatory benefits from a corner plot position, garage and off road parking.

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Stairs to first floor, radiator.

Lounge:- 18' 2" x 16' 4" (5.53m x 4.97m) Maximum Measurements

Double glazed bay window to front elevation, radiator, under-stairs cupboard, door into:

Dining Room:- 12' x 7' 8" (3.65m x 2.34m)

Radiator, French doors into:

Conservatory:- 16' 5" x 12' 2" (5.00m x 3.71m) Maximum Measurements

Double glazed windows to side and rear elevations, tiled floor, door to garden, radiator, wall lights.

Kitchen:- 12' 1" x 8' 2" (3.68m x 2.49m) Maximum Measurements

Window to rear elevation, range of base and eye level units, oven and grill, hob with extractor hood over, integrated dishwasher, fridge freezer, washing machine.

First Floor Landing:-

Radiator, access to loft, airing cupboard with tank.

Bedroom 1:- 13' x 9' 8" (3.96m x 2.94m)

Double glazed window to front elevation.

Bedroom 2:- 8' 9" x 8' 7" (2.66m x 2.61m)

Double glazed window to rear elevation.

Bedroom 3:- 9' 7" x 7' 8" (2.92m x 2.34m) Maximum Measurements

Double glazed window to rear elevation.

Bedroom 4:- 9' 1" x 6' 6" (2.77m x 1.98m)

Double glazed window to front elevation.

Bathroom:- 6' 6" x 5' 6" (1.98m x 1.68m)

Double glazed window to side elevation, close coupled WC, wash hand basin, bath with shower over, shower screen, tiled, heated towel rail.

Outside:-

Pathway leads to the front, front garden with some shrubs, gate gives pedestrian access to rear garden boarded by fence panels, lawn, shrubs to the borders, patio area, wooden decking, summer house. Garage and off road parking.

Material Information:-

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

Tenure: - Freehold

Property Type: - End of terrace house

Electricity Supply: - Mains, Gas Supply: - Mains, Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

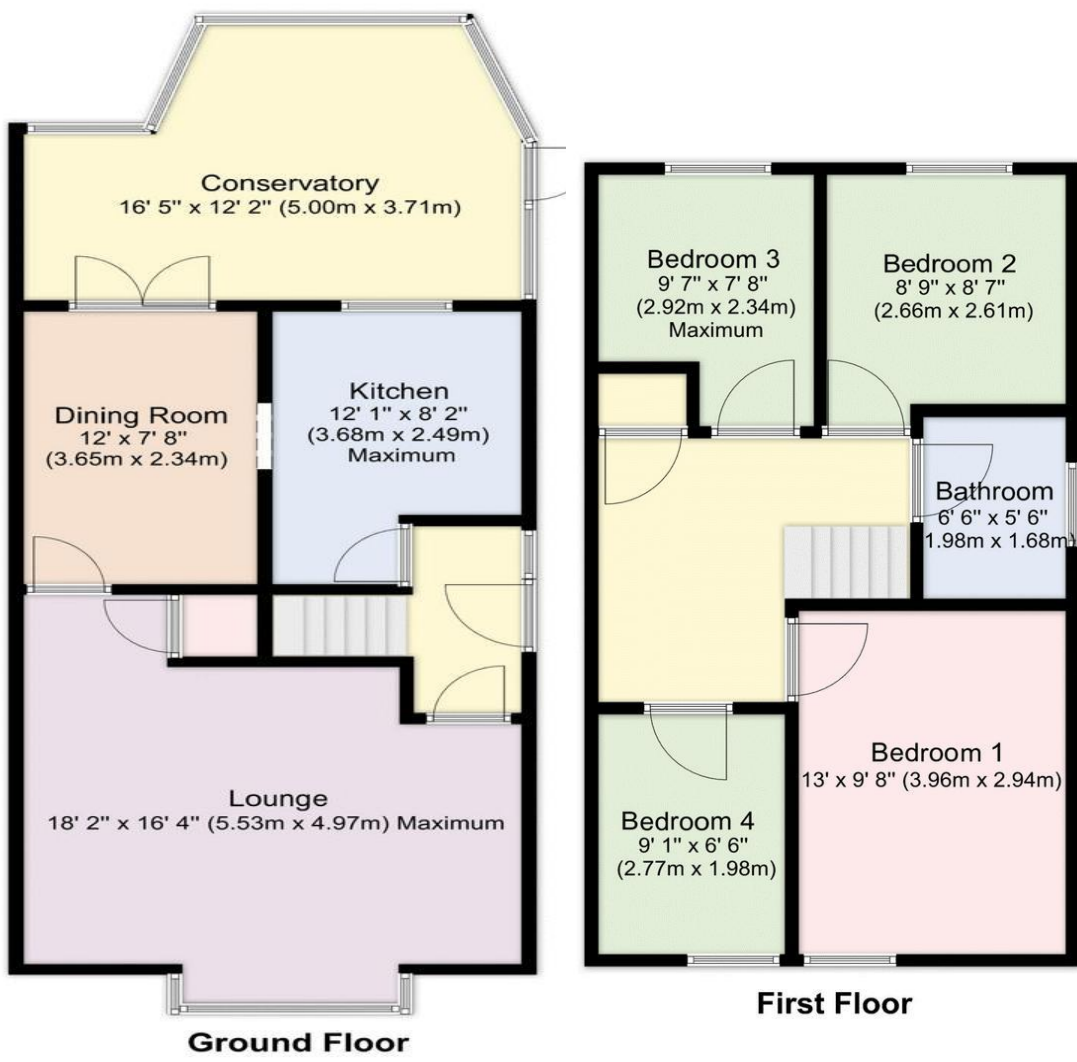
Parking: Parking and Garage

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>)?





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | 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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£320,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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