

Seven bedroom detached Victorian House with four reception rooms, off road parking, superb southerly aspect enclosed garden and located close to town centre, train station, Harrison School and supermarket.

The Accommodation Comprises:-

Double opening doors into:

Entrance Porch:- 8' 11" x 3' 9" (2.72m x 1.14m)

Door giving access to rear garden, double opening doors into:

Entrance Hall:- 22' 9" x 8' 4" (6.93m x 2.54m) Maximum Measurements
Stairs to first floor, door to cellar, radiator.

Cloakroom:-

Window to side, close coupled WC, wash hand basin, tiled.

Sitting Room:- 17' 5" x 13' 11" (5.30m x 4.24m)

Folding doors to rear accessing sliding patio door which gives access to garden, radiator, door giving access to kitchen, fireplace.

Lounge:- 19' 9" x 12' 11" (6.02m x 3.93m) Maximum Measurements

Bay to front with windows, fireplace, radiator.

Study:- 14' 1" x 9' 1" (4.29m x 2.77m)

Windows to front, radiator.

Dining Room:- 14' x 10' 1" (4.26m x 3.07m)

Windows to side elevation, long-line radiator, cupboard, door to:

Kitchen/Breakfast Room:- 16' 9" plus recess x 14' 11" Maximum (5.10m x 4.54m)

Breakfast Area with window to side, space for table and chairs. Kitchen with window to rear, sliding door giving access to garden, radiator, range of base and eye level units with work surfaces, recess for Range oven, extractor hood, space for dishwasher.

Utility Room:- 8' 11" x 7' 1" (2.72m x 2.16m)

Window to side elevation, sink unit, space for electrical appliances, space and plumbing for washing machine, shelves, wall mounted gas central heating boiler.

First Floor Landing:-

Half landing with feature stained glass window, stairs to second floor.

Bedroom 1:- 19' 11" x 12' 10" (6.07m x 3.91m) Maximum Measurements

Bay to front with windows, radiator, French doors opening onto balcony.

Bedroom 2:- 14' 10" x 14' (4.52m x 4.26m)

Windows to rear elevation, radiator.

Bedroom 3:- 14' x 10' (4.26m x 3.05m)

Window to rear elevation, radiator.

Bedroom 4:- 14' 6" x 9' 5" (4.42m x 2.87m)

Window to front elevation, radiator, fireplace.

Shower Room:- 9' 5" x 8' 3" (2.87m x 2.51m)

Windows to front and rear elevations, close coupled WC, wash hand basin, shower cubicle, tiled, linen cupboard, heated towel rail.

Second Floor Landing:-

Velux window to side elevation.

Bedroom 5:- 15' 4" x 14' 4" (4.67m x 4.37m) Maximum Measurements

Windows to side and rear elevations, Eaves storage, radiator, access to loft space with pull-down ladder.

Bedroom 6:- 19' 8" x 10' 2" (5.99m x 3.10m) Maximum Measurements

Window to front elevation, radiator, eaves storage.

Bedroom 7:- 12' 1" x 11' 2" (3.68m x 3.40m) Maximum Measurements

Window to side elevation.

Shower Room:- 8' 3" x 5' 9" (2.51m x 1.75m)

Velux window, shower cubicle, close coupled WC, tiled, wash hand basin inset vanity unit.

Outside:-

Dropped kerb leads to off road parking for approximately two vehicles. Rear garden is enclosed by brick wall and laid mainly to lawn with shrubs and some trees, gate giving pedestrian access to the rear, garden shed, log store and garden summerhouse.





Material Information:-

Council Tax Band: - Fareham Borough Council. Tax Band G
 Tenure: - Freehold
 Property Type: - Detached House
 Electricity Supply: - Mains
 Gas Supply: - Mains
 Water Supply: - Mains
 Sewerage: - Mains
 Heating: - Gas Central Heating
 Parking: Driveway
 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		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		

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£850,000

8 Southampton Road, Fareham, PO16 7DY

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