

Situated within easy reach of Henry Cort Secondary School, this three bedroom extended family home benefits from an orangery, enclosed rear garden and hard standing.

- Extended Three Bedroom Family Home
- Two Reception Rooms
- Gas Central Heating and Double Glazing
- Front and Enclosed Rear Gardens
- Within Easy Walking Distance of Henry Cort School
- Hard Standing

The Accommodation Comprises:-

Front door with obscured double glazed panel inset with matching panel to side into:

Entrance Hall:-

Stairs to first floor, under-stairs storage cupboard, textured ceiling, radiator, meter concealed within small cupboard, door into:

Lounge:- 16' 1" x 13' 10" (4.90m x 4.21m)

Coving to flat ceiling, radiator, wood laminate floor, coving to flat ceiling, sliding glazed doors into:

Orangery:- 12' 6" x 8' 5" (3.81m x 2.56m)

Double glazed French doors with matching panels to side enjoying views and accessing the rear garden, glass roof lantern, flat ceiling inset spot lighting, continuation of wood laminate floor, fireplace with electric fire inset.

Kitchen:- 12' x 7' 9" (3.65m x 2.36m) Maximum Measurements

Double glazed window to front elevation, flat ceiling, tiled floor, range of base and eye level units with roll top work surfaces, circular sink bowl with mixer tap and vegetable spray, space and plumbing for washing machine, recess for Range oven, space for fridge freezer, wall mounted gas central heating boiler enclosed within wall unit, larder cupboard.

First Floor Landing:-

Textured ceiling, smoke detector.

Bedroom 1:- 13' 10" x 9' 9" (4.21m x 2.97m) Maximum Measurements into Wardrobe

Double glazed window to front elevation, textured ceiling, radiator, wood laminate floor, built-in wardrobes.

Bedroom 2:- 9' 5" x 6' 10" (2.87m x 2.08m)

Double glazed window to rear elevation, flat ceiling, radiator.

Bedroom 3:- 9' 5" x 6' 8" (2.87m x 2.03m)

Double glazed window to rear elevation, flat ceiling, radiator.

Bathroom:- 7' 7" x 7' 3" (2.31m x 2.21m)

Tiled floor and tiled walls, flat ceiling inset spot lighting, access to loft, white suite comprising close coupled WC, wash hand basin inset vanity unit, panelled bath with shower attachment over, shower screen, chrome heated towel rail, wall mounted mirror fronted vanity unit.

Outside:-

Front garden is laid mainly to shingle for ease of maintenance and bordered by fence panels, pathway leads to front door. The rear garden is enclosed by fence panels and laid partly to astro turf for ease of maintenance with patio area, garden shed, pathway leads to rear with gate for pedestrian access. Double opening wooden gates give vehicular access to hand standing.

Nota Bene

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

Tenure: - Freehold

Property Type: - Terraced House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

Construction: - Cross Wall Construction

Broadband - Broadband connection to the property is unknown.

Average available download speed for this Postcode of 1800Mbps:

Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>

Mobile signal: Unknown. Current black spots - Unknown. Please check

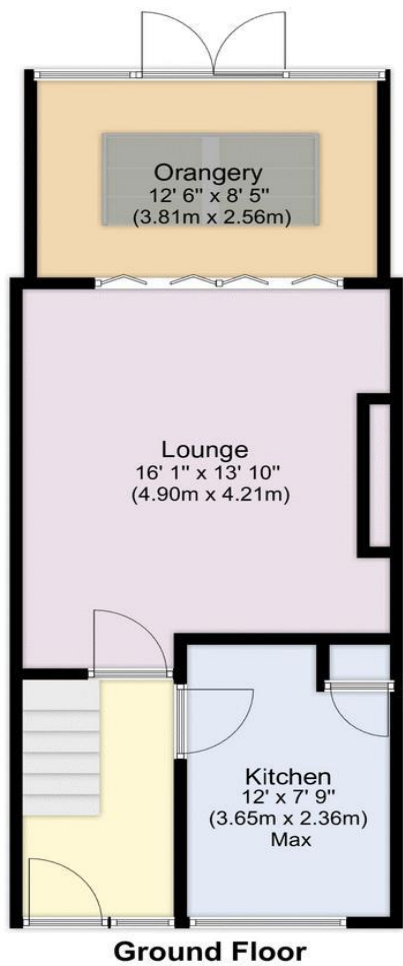
here for all networks - <https://checker.ofcom.org.uk/>

Flood Risk: - Please check flood risk data at the Environment Agency's

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[agency.gov.uk/homeandleisure/floods/31656.aspx](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx))?





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 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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