

Situated in a popular road within Fareham is this deceptively spacious three bedroom, end of terrace property which benefits from off road parking to the front and enclosed garden to rear with service road beyond. Offered for sale with no forward chain.

**The Accommodation Comprises**  
UPVC double glazed front door to:

**Entrance Hall**  
UPVC double glazed obscured windows to front and side elevations, stairs to first floor, under stairs storage cupboard.

**Lounge** 15' 10" x 11' 7" (4.82m x 3.53m)  
Coved ceiling, UPVC double glazed window to front elevation, radiator, feature gas fireplace with decorative surround, inset shelving, sliding doors to:

**Dining Room** 9' 9" x 9' 8" (2.97m x 2.94m)  
Coved ceiling, UPVC double glazed window to rear elevation, radiator, arch to:

**Kitchen** 11' 3" x 8' 9" (3.43m x 2.66m)  
Wall mounted combination boiler, double glazed window and door to rear porch, fitted with a range of base cupboards and matching eye level units, rolltop worksurface, tiled surround, single drainer stainless steel sink unit with mixer tap, integrated electric oven, gas hob with extractor hood over, integrated fridge, space for freezer, larder cupboard.

**Rear Porch** 6' 10" x 4' 0" (2.08m x 1.22m)  
UPVC double glazed windows and door to rear garden, plumbing for washing machine.

**First Floor Landing**  
Obscured UPVC double glazed window to side elevation, access to loft space.

**Bedroom One** 14' 2" x 11' 7" (4.31m x 3.53m)  
UPVC double glazed window to front elevation, radiator, coved ceiling.

**Bedroom Two** 11' 5" x 10' 7" (3.48m x 3.22m)  
Coved ceiling, radiator, UPVC double glazed window to rear elevation.

**Bedroom Three** 9' 8" x 7' 0" (2.94m x 2.13m) maximum measurements  
UPVC double glazed window to front elevation, radiator, built-in storage cupboard.

**Bathroom** 5' 10" x 5' 1" (1.78m x 1.55m)  
Double glazed window to rear elevation, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator.

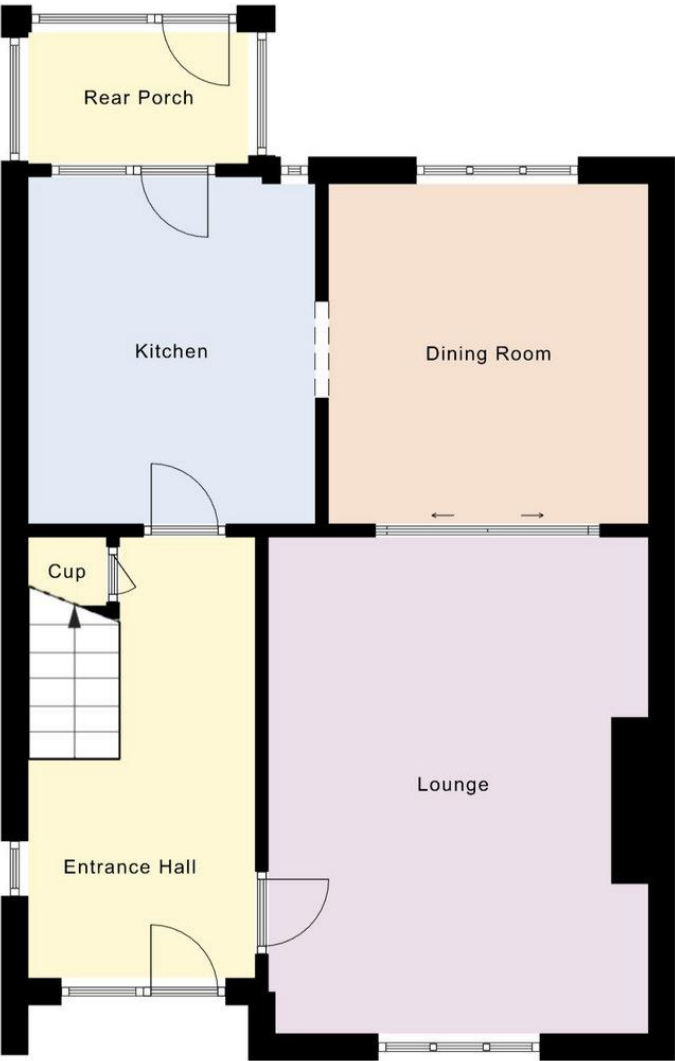
**Separate WC** 5' 10" x 2' 7" (1.78m x 0.79m)  
Obscured double glazed window to rear elevation, close coupled WC.

**Outside**  
To the front of the property is a gravelled garden enclosed by low brick wall, parking space, side pedestrian access. The rear garden is enclosed by wood panelled fencing, primarily laid to lawn with path leading to rear end of the garden where there is a timber shed, greenhouse and garage which is in need of repair.

**Nota Bene**  
Council Tax Band: - Fareham Borough Council. Tax Band C  
Tenure: - Freehold  
Property Type: - End of Terrace House  
Property Construction: - Traditional – Brick  
Electricity Supply: - Mains  
Gas Supply: - Mains  
Sewerage: -Mains  
Heating: - Gas central heating  
Parking: Driveway  
Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>  
Mobile signal: 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		81 B
69-80	C	70 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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£295,000  
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Fenwicks

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