

Well presented and extended three bedroom family home ideally located in north Fareham with off road parking, utility room and orangery.

The Accommodation Comprises:-

Front door into:

Entrance Porch:-

Double glazed windows to side and front, door into:

Entrance Hall:-

Stairs to first floor, radiator, under-stairs storage cupboard.

Cloakroom:-

Double glazed window, close coupled WC inset sink, radiator.

Lounge:- 17' x 10' 4" (5.18m x 3.15m)

Double glazed window to front elevation, radiator, electric fire.

Orangery:- 8' 11" x 8' 7" (2.72m x 2.61m)

Ceiling window, radiator, French doors with panels to side giving access to garden.

Kitchen:- 11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window to rear elevation, base and eye level units, work surfaces, single bowl sink unit, double oven, hob with extractor hood over, wine rack, radiator.

Utility Room:- 9' 9" x 6' 9" (2.97m x 2.06m)

Double glazed window to rear elevation, door to side, radiator, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, Gas Central Heating boiler, Velux window.

Dining Area:- 15' x 7' 2" (4.57m x 2.18m)

Double glazed window to front elevation, radiator.

Sitting Area:- 15' 4" x 9' 8" (4.67m x 2.94m)

Velux window, radiator, French doors giving access to side.

First Floor Landing:-

Double glazed window, access to loft.

Bedroom 1:- 12' 7" x 8' 8" (3.83m x 2.64m)

Double glazed window to rear, radiator, sliding door to wardrobe unit.

Bedroom 2:- 12' 1" x 10' 4" (3.68m x 3.15m)

Double glazed window to rear, radiator.

Bedroom 3:- 10' 5" x 6' 6" (3.17m x 1.98m)

Double glazed window to front, radiator.

Bath and Shower Room:- 10' x 7' 8" (3.05m x 2.34m)

Double glazed window to side, bath, shower cubicle, chrome heated towel rail, close coupled WC, wash hand basin, partly tiled, extractor fan, mirror.

Outside:-

Driveway to the front, gate gives access to the rear garden with patio, lawn, fence panels, two sheds, outside light.

Nota Bene:-

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

Tenure: - Freehold

Property Type: - Semi Detached House

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains.

Sewerage: - Mains

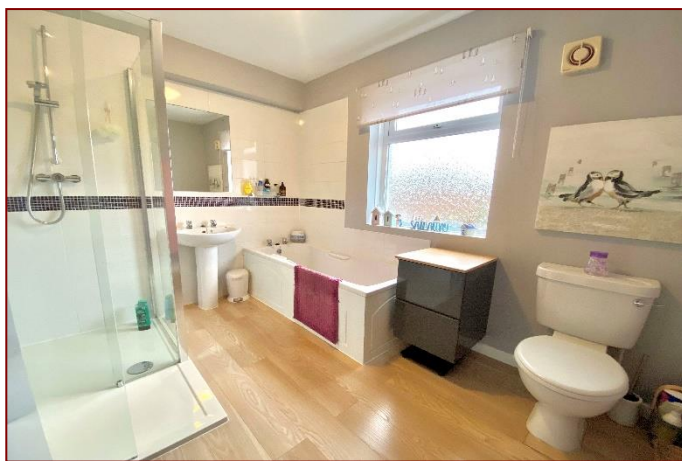
Heating: - Gas Central Heating

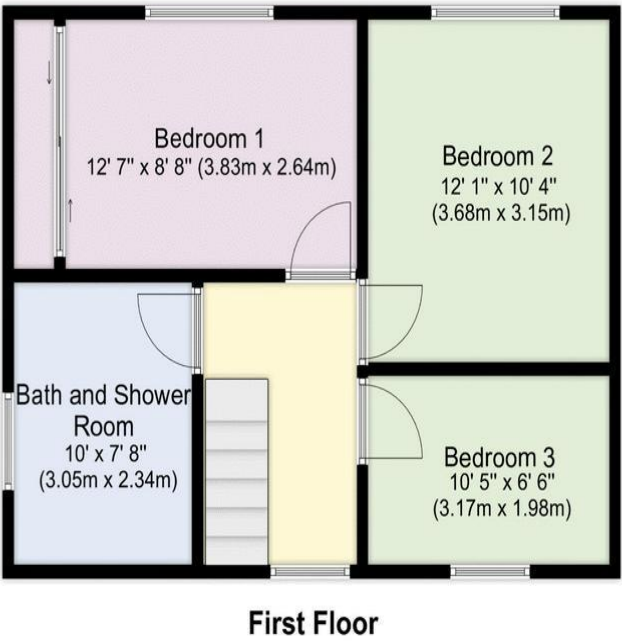
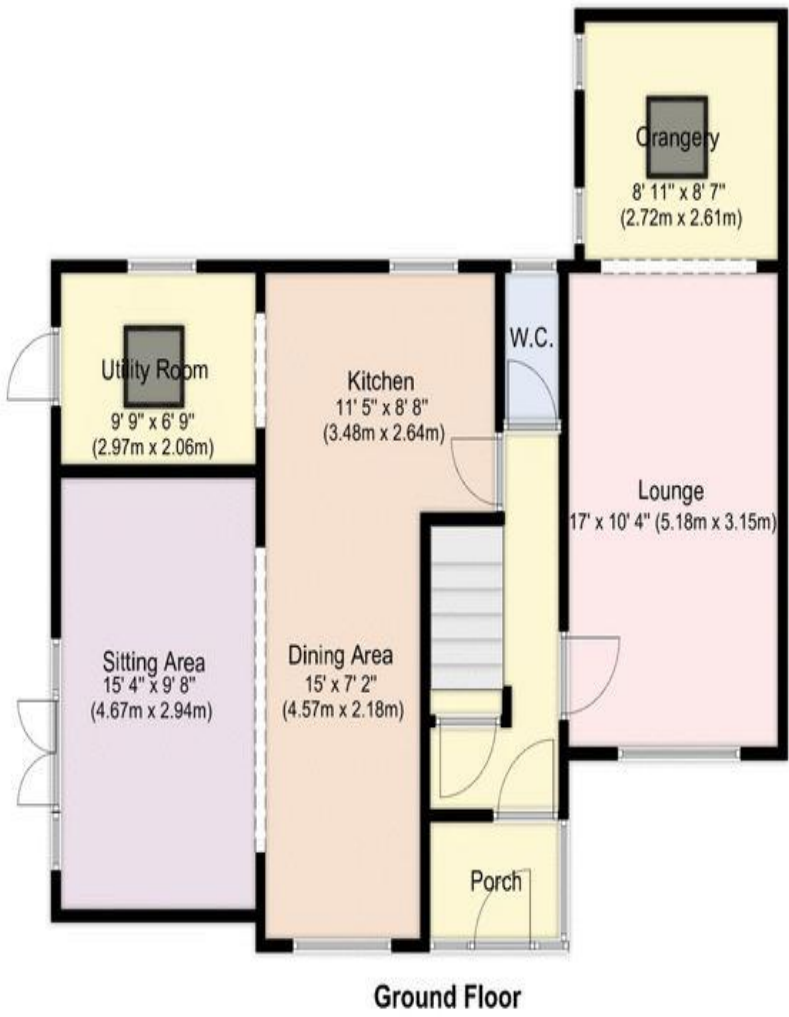
Parking: Driveway

Broadband - Average available download speed for this Postcode of 1600MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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>)? Fenwicks has further details on request.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£415,000
211 Highlands Road, Fareham, PO15 5BQ

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

Fenwicks
THE INDEPENDENT ESTATE AGENT