

NO ONWARD CHAIN. Three bedroom link detached extended family home with delightful enclosed rear garden, driveway, garage and enjoying a sought after Wallington village location.

The Accommodation Comprises:-

Front door into:

Entrance Hall:- 12' 6" x 9' 5" (3.81m x 2.87m)

Stairs to first floor, double glazed window to front elevation, radiator, door to storage cupboard, door to:

Cloakroom:-

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

Living Room:- 26' 9" x 17' 4" (8.15m x 5.28m) Maximums

Double glazed window to front and rear elevations, radiators, open fireplace, feature arches, display cabinet, door to:

Study:- 10' 6" x 8' 1" (3.20m x 2.46m)

Double glazed window to rear elevation, radiator.

Dining Room:- 13' 2" x 10' 8" (4.01m x 3.25m) Maximum

Double glazed windows to rear, door to utility room.

Kitchen:- 11' 10" x 7' 10" (3.60m x 2.39m)

Range of base and eye level units, sink, oven, hob with extractor over, fridge, Gas central heating boiler concealed within wall unit, door to side giving access to front.

Utility Room:- 8' 8" x 4' 4" (2.64m x 1.32m)

Window to front elevation, door to side, radiator, space and plumbing for washing machine and tumble dryer.

First Floor Landing:-

Double glazed windows to front elevation, radiator, access to loft, airing cupboard with tank and shelves.

Bedroom 1:- 14' 9" x 12' (4.49m x 3.65m) Maximum Measurements

Double glazed window to rear elevation, radiator, mirror fronted wardrobe units.

Bedroom 2:- 10' 7" x 8' 11" (3.22m x 2.72m)

Double glazed window to rear elevation, radiator.

Bedroom 3:- 8' 11" x 7' 6" (2.72m x 2.28m)

Double glazed window to side elevation, radiator.

Shower Room:- 5' 11" x 5' 10" (1.80m x 1.78m)

Obscured glazed window to side elevation, tiled, close coupled WC, wash hand basin, shower cubicle.

Outside:-

Driveway to the front for parking leads to garage with power and light connected, gate to side gives pedestrian access to the rear garden which is enclosed by fence panels and laid to lawn with patio area, shrubs to the borders, summer house.

Material Information:-

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

Tenure: - Freehold

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

Broadband - Average available download speed for this Postcode of 1600MB: Potential broadband speeds

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

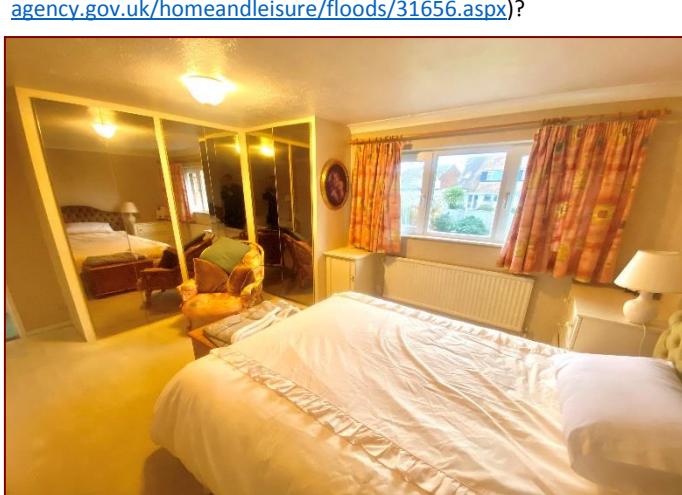
Mobile signal: Available - check here for all networks

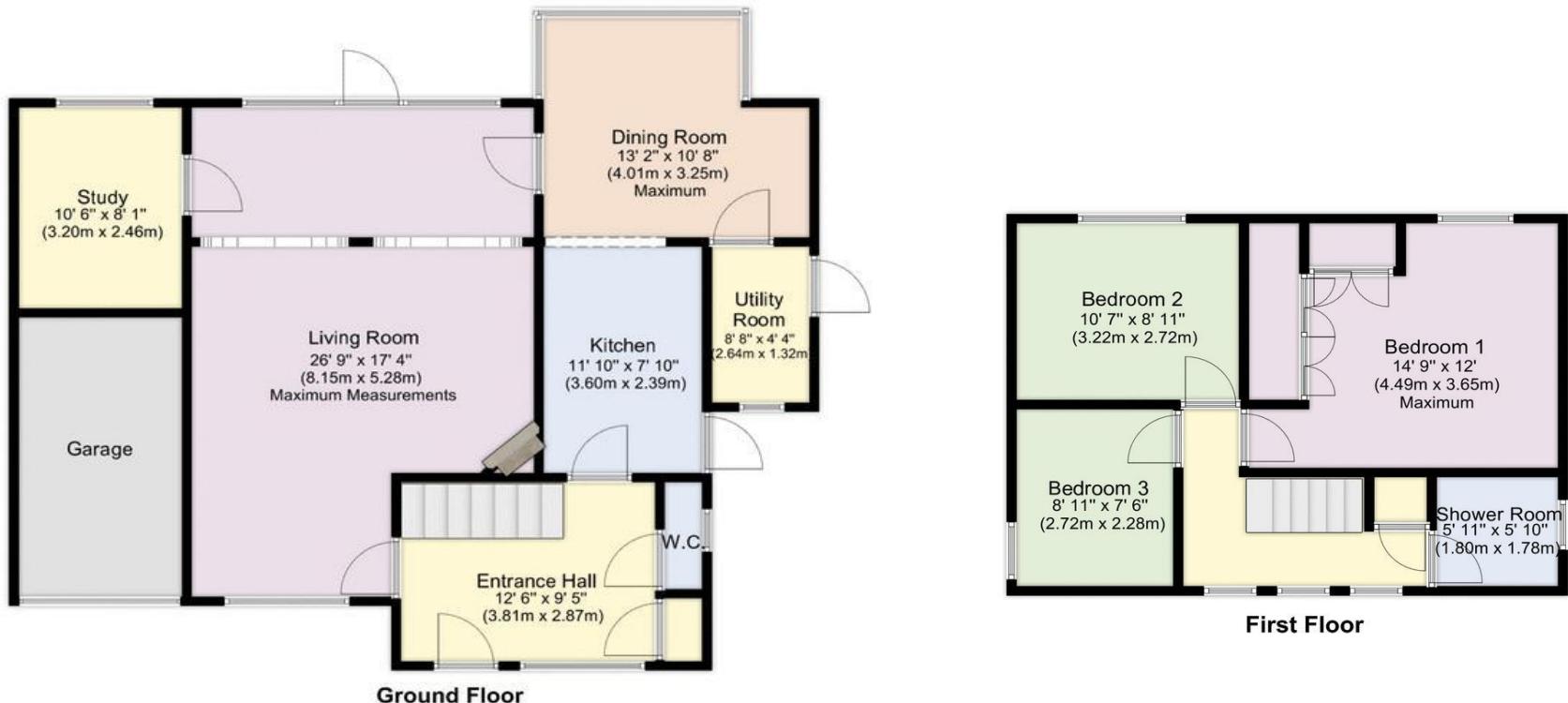
- <https://checker.ofcom.org.uk/>

Parking: Driveway and Garage

Flood Risk: - Check at the Environment Agency's website

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





Awaiting EPC

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.



DRAFT DETAILS

£450,000
20 Wallington Shore Road, Wallington, PO16 8SL

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

Fenwicks

THE INDEPENDENT ESTATE AGENT