

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.

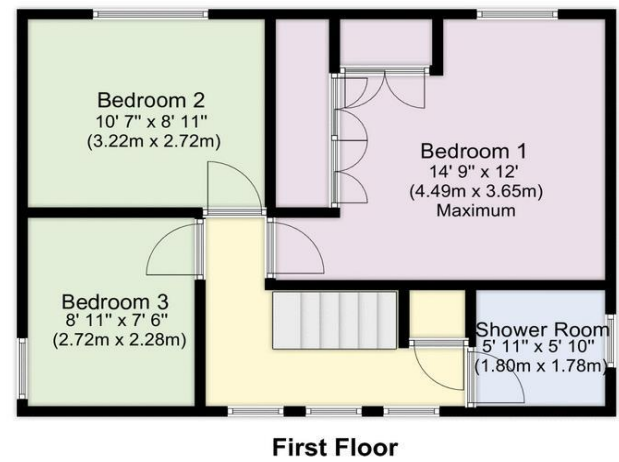
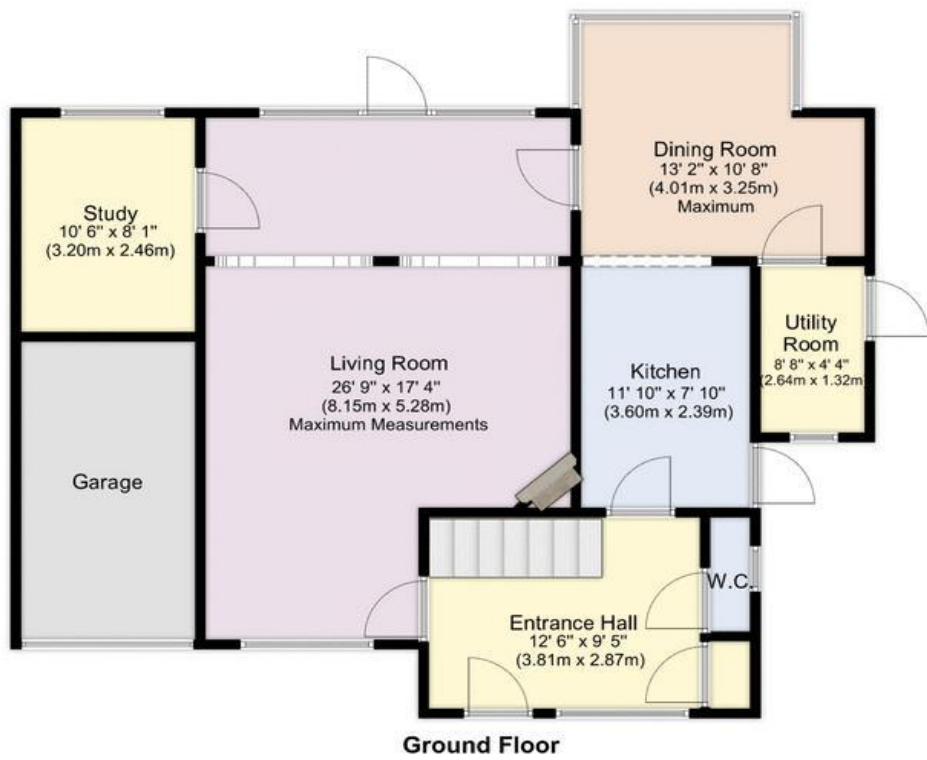
Bedroom 3:- 8' 11" x 7' 6" (2.72m x 2.28m)
Double glazed window to side elevation, radiator.

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

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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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£450,000

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DRAFT DETAILS

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