

NO ONWARD CHAIN. Three double bedroom detached house in a sought after location in north Fareham with driveway, garage and generously proportioned rear garden.

- Three Double Bedrooms
- Two Reception Rooms
- Entrance Porch and Entrance Hall
- Downstairs Cloakroom
- Separate Kitchen
- Family Shower Room
- Shower Cubicle in Bedroom 1
- Double Glazing
- Gas Central Heating
- Driveway
- Garage
- Enclosed Rear Garden
- No Onward Chain

The Accommodation Comprises:-
Door into:

Entrance Porch:- 9' 10" x 3' 9" (2.99m x 1.14m)
Windows to front and side, door into:

Entrance Hall:-
Stairs to first floor, window to side elevation, radiator, steps and door lead to:

Cloakroom:-
Window to rear elevation, WC, radiator, sink, under-stairs recess and storage area.

Lounge:- 22' 1" x 11' 10" (6.73m x 3.60m)
Windows to front, side and rear elevations, door giving access to garden, fireplace, radiator.

Dining Room:- 11' 9" x 10' 11" (3.58m x 3.32m)
Window to front elevation, fireplace.

Kitchen:- 11' 2" x 9' 3" (3.40m x 2.82m)
Window to rear elevation, door giving access to garden, base and eye level units, one and a half bowl sink unit, wine rack, partly tiled, oven and grill with extractor fan, space for washing machine and fridge freezer.

First Floor Landing:-
Window to front and rear elevation, access to loft, radiator.

Bedroom 1:- 13' 6" to wardrobes x 8' 8" (4.11m x 2.64m)
Windows to rear elevation, radiator, sliding doors to wardrobe cupboard, shower cubicle, sink.

Bedroom 2:- 13' 1" x 11' 9" (3.98m x 3.58m)
Window to front elevation, radiator, fitted wardrobes.

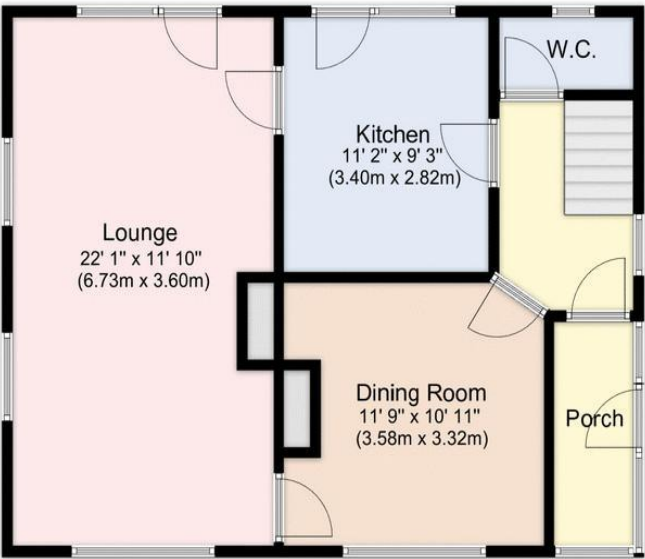
Bedroom 3:- 11' 11" x 9' 7" (3.63m x 2.92m) Maximum Measurements
Window to front elevation, radiator.

Shower Room:- 8' 7" x 5' 8" (2.61m x 1.73m)
Window to rear elevation, shower cubicle, close coupled WC, wash hand basin, chrome heated towel rail, storage cupboard.

Outside:-
Driveway for parking leads to garage. Enclosed rear garden laid mainly to lawn with shrubs, trees, patio area, pathway leads to the rear with greenhouse and garden shed.

Material Information:-
Council Tax Band: - Fareham Borough Council. Tax Band: F
Tenure: - Freehold
Property Type: - Detached House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Driveway and Garage
Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 1600 Mps
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>)?





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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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£525,000
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