

Well presented four bedroom family home with driveway and garage situated in a cul-de-sac location in Catisfield.

- Four Bedroom Family House
- Entrance Hall
- Lounge/Dining Room
- Kitchen
- Downstairs Cloakroom
- Family Bathroom
- Gas Central Heating and Double Glazing
- Driveway
- Garage
- Enclosed Rear Garden

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Stairs to first floor, radiator, door to garage.

Cloakroom:-

Window to front elevation, close coupled WC, wash hand basin, chrome heated towel rail.

Lounge/Dining Room:- 21' 10" x 10' 10" (6.65m x 3.30m)

Window to rear elevation, sliding patio door to garden, radiator, fireplace.

Kitchen:- 10' x 7' 8" (3.05m x 2.34m)

Window to front elevation, range of base and eye level units with work surfaces, one and a half bowl sink unit, space for appliances including oven, dishwasher, washing machine. Integrated fridge.

First Floor Landing:-

Access to loft, radiator, airing cupboard with boiler.

Bedroom 1:- 10' 5" x 9' 9" (3.17m x 2.97m)

Window to front elevation, radiator, over-stairs cupboard.

Bedroom 2:- 11' 5" x 8' 11" (3.48m x 2.72m)

Window to rear elevation, radiator.

Bedroom 3:- 9' 6" x 8' (2.89m x 2.44m)

Window to front elevation, radiator.

Bedroom 4:- 8' 8" x 6' 10" (2.64m x 2.08m)

Window to rear elevation.

Bathroom:- 8' 8" x 5' 5" (2.64m x 1.65m)

Window to rear elevation, close coupled WC, wash hand basin inset vanity unit, bath with shower over, shower screen, chrome heated towel rail, partly tiled.

Outside:-

Driveway leads to garage (17'6 x 8') with power connected. Rear garden is enclosed and laid to Astroturf, patio areas, wooden decking, external power and light.

Material Information:-

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

Tenure: - Freehold

Property Type: - Terraced House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

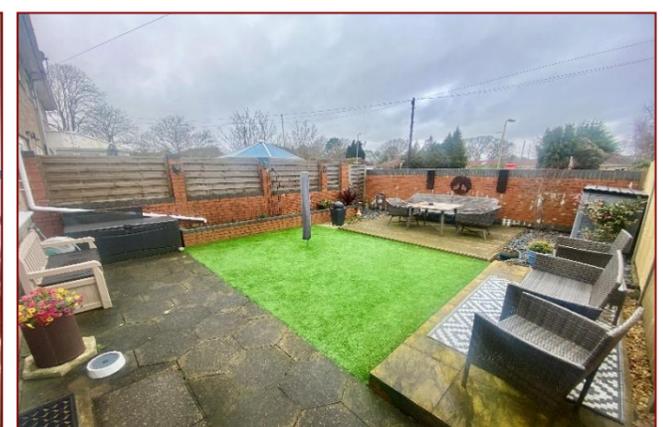
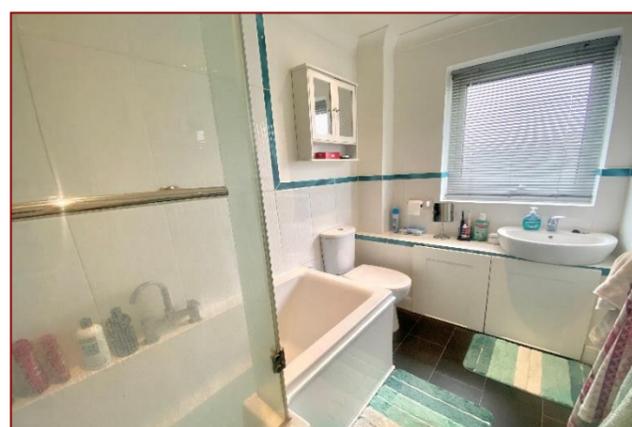
Heating: - Gas Central Heating

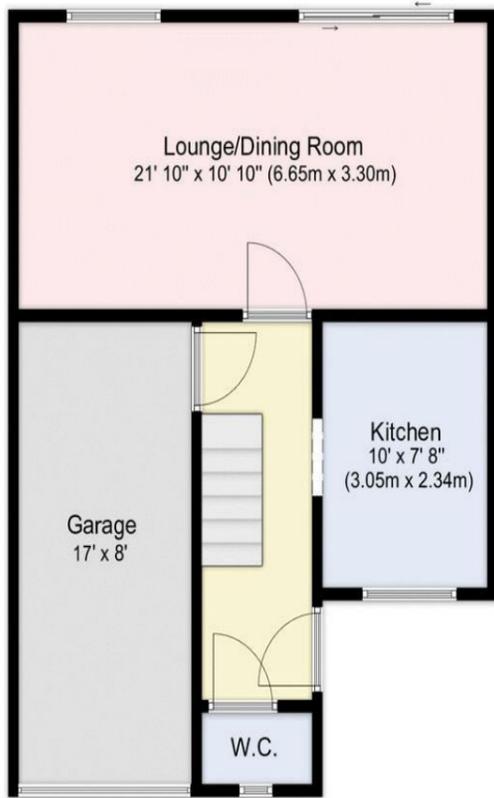
Parking: Driveway and Garage

Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 1600 Mps

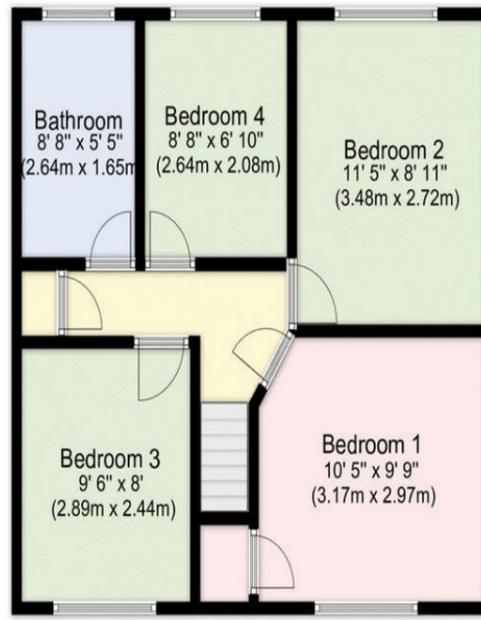
Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

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		81 B
69-80	C	71 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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£375,000

19 Beechcroft Close, Catisfield, Fareham, PO15 5NJ

DRAFT DETAILS

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

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