

Extended and well presented three bedroom link-detached family home with two reception rooms, fitted kitchen, driveway, garage and close to local schools.

- Three Bedroom Extended Link Detached House
- Two Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom
- Shower Room
- Gas Central Heating and Double Glazing
- Enclosed Rear Garden
- Garage
- Driveway

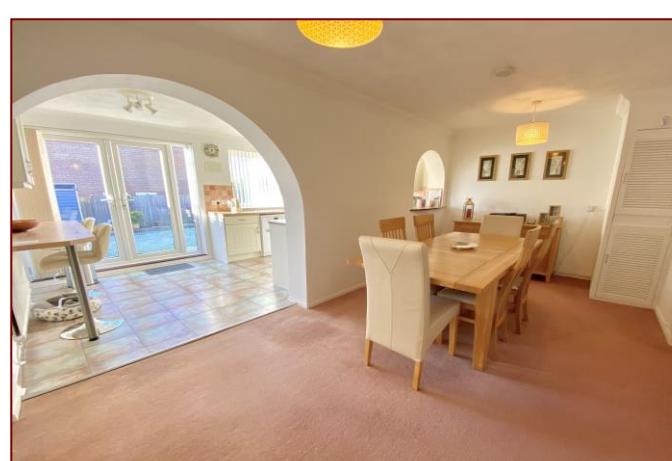
The Accommodation Comprises:-

Front door into:



Entrance Hall:-

Radiator, door into:



L-shaped Lounge:- 17' 5" x 15' 4" (5.31m x 4.67m)

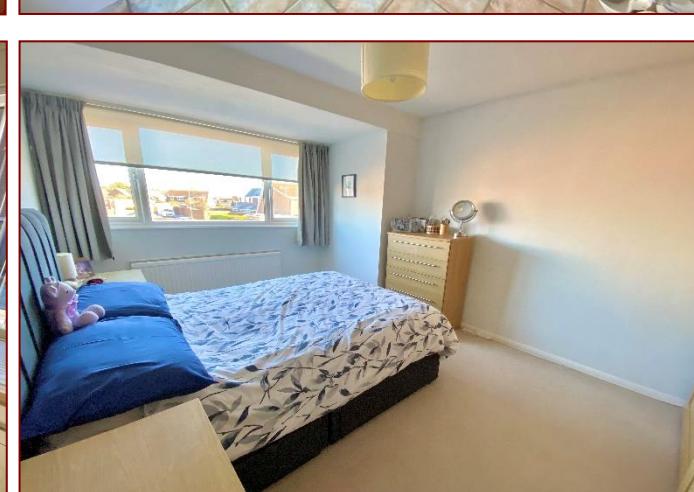
Attractive double glazed bow window with deep ornamental shelf for display purposes. Two double radiators, coving to textured ceiling, attractive brick fireplace with raised quarry tiled hearth, door to:

Inner Hallway:-

Stairs to first floor, deep under stairs cupboard with light, coving to ceiling, double radiator, obscured double glazed door giving access to side.

Cloakroom:- 5' 6" x 2' 10" (1.68m x 0.86m)

Obscured double glazed window, close coupled WC, wash hand basin with vanity unit with tiled surround.

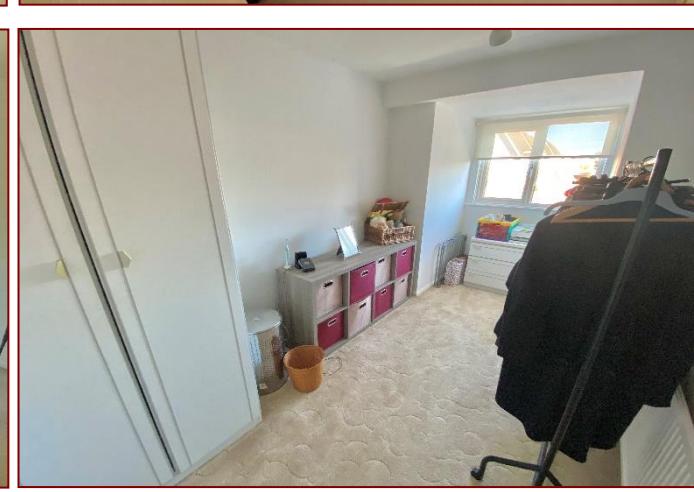
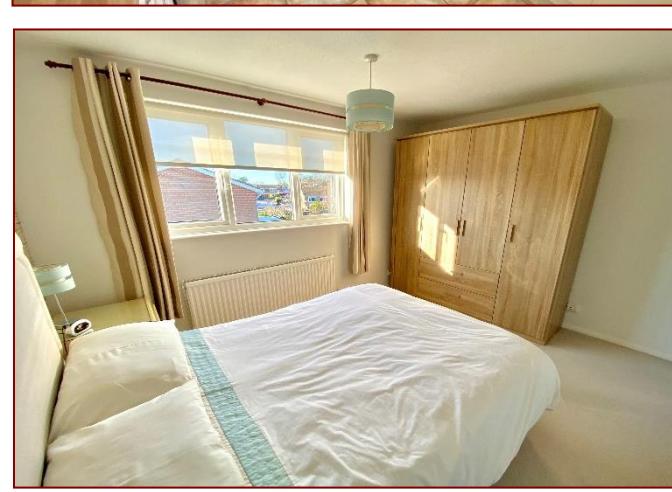


Dining Room:- 17' 4" x 8' 10" (5.28m x 2.69m)

Coved and textured ceiling, double radiator, louvre fronted door opening to cupboard. Feature arch to:

Kitchen:- 17' 1" x 8' 9" (5.21m x 2.67m)

Double glazed window and double glazed sliding patio doors enjoying views of the rear garden, superb range of base and eye level units with roll top work surfaces and tiled surround. One and a half bowl stainless steel sink unit with mixer tap, plumbed for dishwasher, integrated refrigerator, recess for oven with concealed extractor, glass fronted wine cooler, breakfast bar with eye level units, radiator, coving and textured ceiling.



First Floor Landing

Access to loft, smoke detector, airing cupboard with slatted shelves and storage area.

Bedroom 1:- 13' 9" x 9' 10" (4.19m x 3m)

Double glazed window to front elevation, radiator, wardrobe unit.

Bedroom 2:- 11' 11" x 9' 5" (3.63m x 2.87m)

Double glazed window, radiator, wardrobe.

Bedroom 3:- 13' 9" x 7' 2" (4.19m x 2.18m)

Double glazed window to front elevation, radiator, wardrobe.

Shower Room:- 10' 2" x 5' 3" (3.1m x 1.6m)

Obscured double glazed window to rear elevation, close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle, partly tiled, chrome heated towel rail.



Outside:-

Well manicured lawns to the front, driveway leads to the garage with up and over door, courtesy door, external light, plumbed for automatic washing machine, storage unit to the side of the property. The rear garden is enclosed offering a degree of seclusion and privacy with patio the full width of the property leading to the well manicured lawns with a fine array of shrubs and bushes for ease of maintenance. Water tap.

Nota Bene:-

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

Tenure: - Freehold

Property Type: - Link-Detached House

Electricity Supply: - Mains, Octopus

Gas Supply: - Mains, Octopus

Water Supply: - Mains, Portsmouth Water

Sewerage: - Mains, Southern Water

Heating: - Gas Central Heating

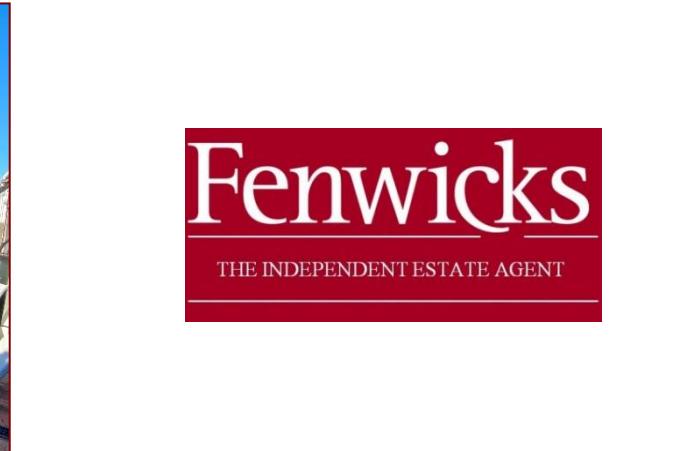
Broadband - Broadband connection to the property is via Plusnet. Average available download speed for this Postcode of 1600Mbps: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: Unknown. Current black spots - Unknown. Please check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Garage and Driveway

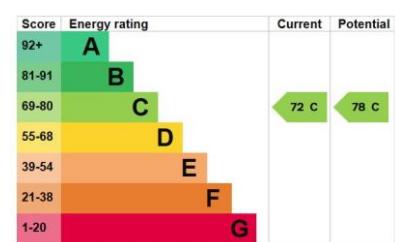
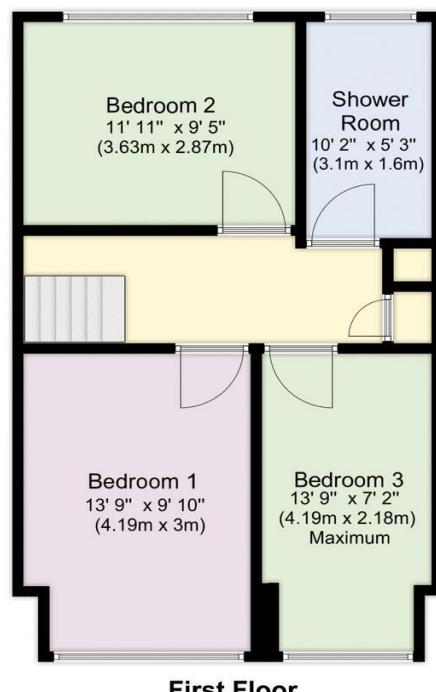
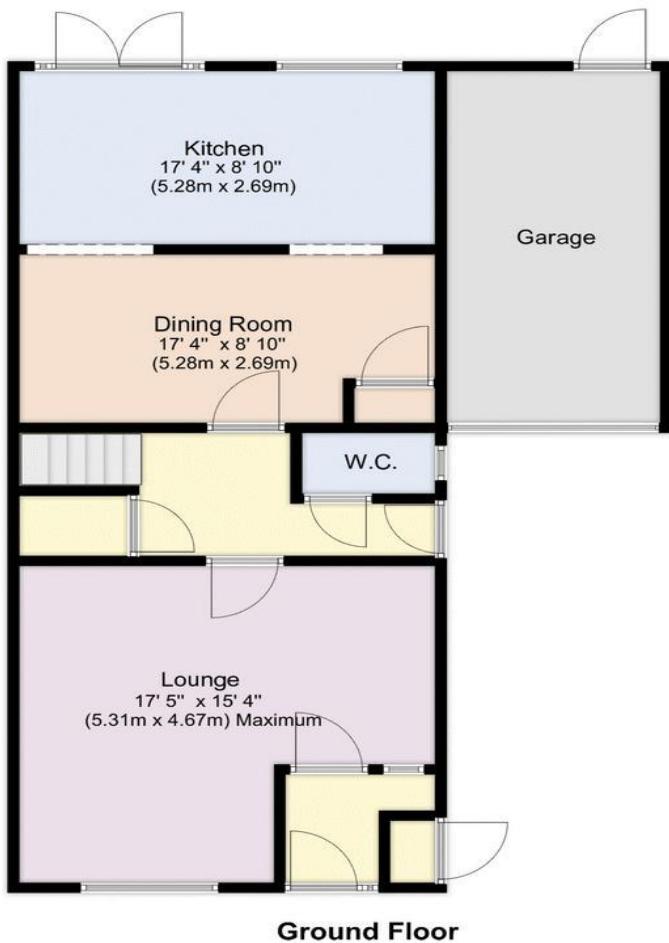
Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)

Fenwicks Estate Agent has further information as provided by current vendor



Fenwicks

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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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