

NO ONWARD CHAIN. Extended four bedroom family home close to Cams Secondary School with spacious living accommodation, delightful garden, parking and garage.

The Accommodation Comprises:-

Front door into:

Entrance Porch:-

Windows to side, door into:

Entrance Hall:-

Stairs to first floor, under-stairs storage cupboard, radiator.

Lounge/Dining Room:- 25' 6" x 12' 8" (7.77m x 3.86m) Maximum Measurements

Bay window to front elevation, radiator, fireplace, windows to rear and door giving access to:

Sun Lounge:- 18' 3" x 10' 5" (5.56m x 3.17m)

Windows to rear, French doors giving access to garden, radiators.

Kitchen/Breakfast Room:- 16' 7" x 10' 8" (5.05m x 3.25m) Maximum Measurements

Window to rear, range of base and eye level units with work surfaces, one and a half bowl sink unit, recess for Range oven, space for electrical appliances, radiator, door to garage (13'7 x 6'11).

Utility Room:- 7' 10" x 6' (2.39m x 1.83m)

Velux window, base units with work surfaces, radiator, space and plumbing for washing machine and tumble dryer. Door to:

Shower Room:- 7' 8" x 3' 10" (2.34m x 1.17m)

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

First Floor Landing:-

Access to loft.

Bedroom 1:- 13' 5" x 10' 6" to wardrobe (4.09m x 3.20m)

Bay window to front elevation, radiator, mirror fronted sliding door to wardrobe unit.

Bedroom 2:- 12' 2" x 9' 11" (3.71m x 3.02m)

Window to rear elevation, radiator.

Bedroom 3:- 9' 3" x 8' 10" (2.82m x 2.69m)

Window to rear elevation, airing cupboard with tank and shelves.

Bedroom 4:- 12' 8" x 6' 11" (3.86m x 2.11m)

Window to rear elevation, radiator, mirror fronted sliding doors to wardrobe unit.

Bath and Shower Room:- 13' 11" x 8' 10" (4.24m x 2.69m) Maximum

Windows to front elevation, low level WC, radiator, sink inset vanity unit, bath, shower, chrome heated towel rail.

Outside:-

Driveway for parking to garage with power and light connected. Rear garden is laid mainly to lawn with shrubs and bushes to the border, patio, shed with double glazed windows, power and light connected.

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

Tenure: - Freehold

Property Type: - Semi-Detached House

Electricity Supply: - Mains, Gas Supply: - Mains, Water Supply: - Mains.

Sewerage: - Mains

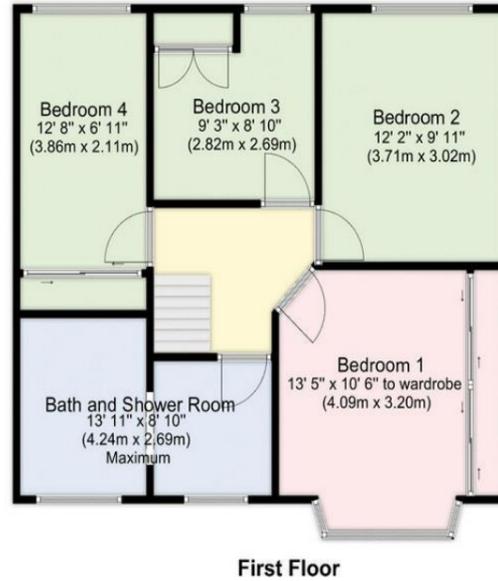
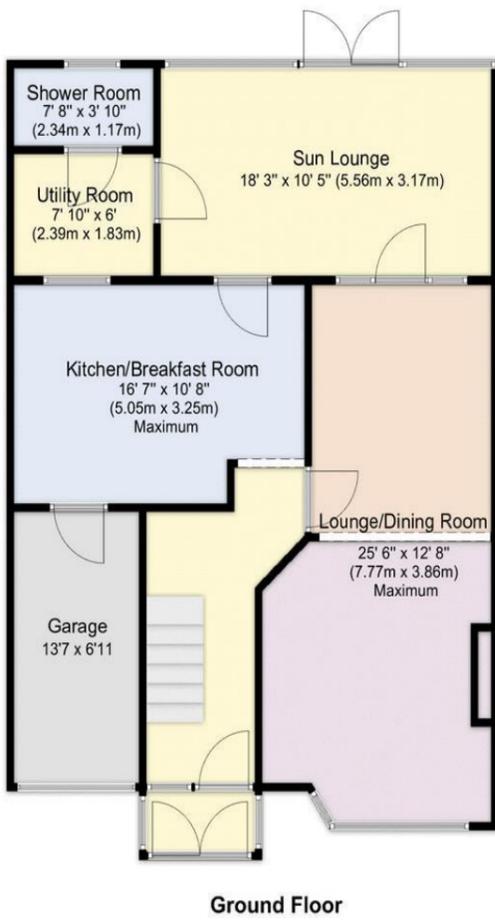
Heating: - Gas Central Heating. Parking: Driveway and Garage

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

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>)?





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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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£449,995

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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