Enjoying a cul-de-sac location in Wallington Village, this spacious three bedroom family home with two reception rooms, kitchen/dining room, enclosed rear garden and driveway for off road parking.

The Accommodation Comprises:-
Open entrance porch, front door with obscured glazed panels inset and long-line double glazed panel to side into:

Entrance Hall:-
Stairs to first floor, coving to flat ceiling, smoke detector, radiator, cloak hanging space, under-stairs recess.

Cloakroom:-
Close coupled WC, wash hand basin with mixer tap.

Lounge:- 16' 9'' x 9' 11'' (5.11m x 3.02m)
Double glazed window to front elevation, coving to ceiling, double radiator, further radiator, double opening glazed doors to:

Study:- 9' 9'' x 7' 6'' (2.97m x 2.29m)
Double glazed window to front elevation, radiator, coving to textured ceiling.

Kitchen/Dining Room:- 17' 10'' x 8' 1'' (5.44m x 2.46m)
Double glazed window to rear elevation and French door with matching panel to side giving access to garden, range of base and eye level units with roll top work surfaces with tiled surround, one and a half bowl stainless steel sink unit with mixer tap, space for refrigerator, recess for dishwasher, gas hob with concealed extractor and oven and grill, tiled floor, radiator, coving to flat ceiling.

Laundry Room:- 7' 6'' x 5' 8'' (2.29m x 1.73m)
Roll top work surface with recess under for washing machine, tumble dryer and electrical appliance, eye level unit, wood floor.

First Floor Landing:-
Coving to ceiling, access to loft, airing cupboard.

Bedroom 1:- 15' 2'' x 9' 7'' (4.62m x 2.92m)
Double glazed window to front elevation, radiator, sliding mirror fronted doors to wardrobe unit.

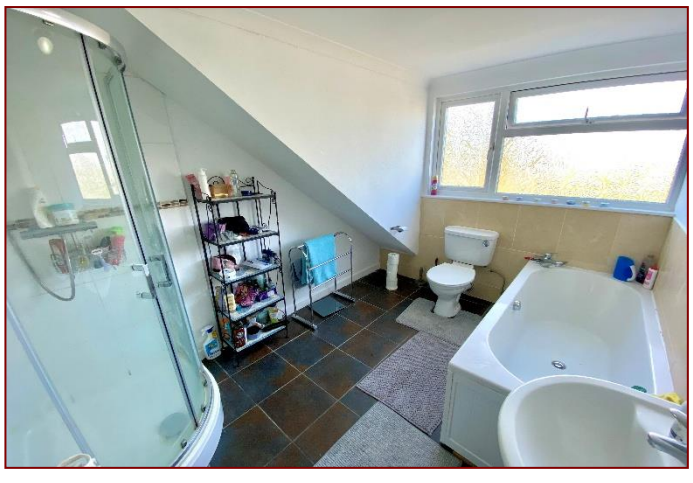
Bedroom 2:- 11' 11'' x 7' 11'' (3.63m x 2.41m)
Double glazed window to front elevation, radiator, coving to flat ceiling.

Bedroom 3:- 9' 11'' x 7' 3'' (3.02m x 2.21m)
Double glazed window to rear elevation, radiator, coving to flat ceiling.

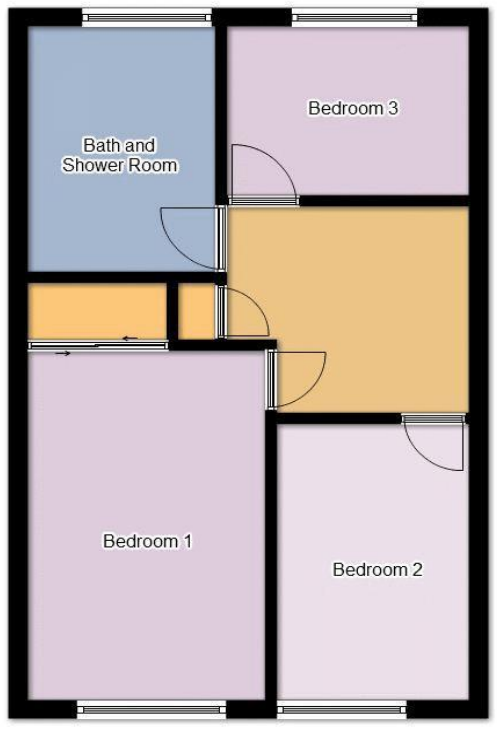
Bath and Shower Room:- 10' 6'' x 7' 8'' (3.2m x 2.34m)
Obscured double glazed window to rear elevation, close coupled WC with wood seat, wood panelled bath with mixer tap, corner shower cubicle, pedestal wash hand basin, partly tiled, shaver socket, flat ceiling, long-line chrome towel rail, tiled floor.

Outside:-
Driveway for parking, access to the side of the property. Enclosed rear garden with wooden decking outside of the dining area leading to the lawned garden.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Freehold
Property Type: - Semi Detached House
Property Construction: - Traditional
Electricity Supply: - Mains,
Gas Supply: Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
Broadband - Unknown. Average available downloa d speed for this Postcode of 1600MPS: Potential broadband speeds - 115MPS https://www.openreach.com/fibre-broadband
Mobile signal: Available - check here for all networks - https://checker.ofcom.org.uk/
Parking: Driveway
Flood Risk: - Check at the Environment Agency's website (http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)?



Ground Floor



First Floor

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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.

The Property Ombudsman

DRAFT DETAILS

£350,000

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