NO ONWARD CHAIN. Spacious family home with four double bedrooms and enjoying a cul de sac location with garage and parking for numerous vehicles.

- **Four Double Bedrooms**
- **Two Reception Rooms**
- **Separate Kitchen**
- **Cloakroom**
- **Family Shower Room**
- **Gas Central Heating and Double Glazing**
- **Garage and Driveway for Parking Numerous Vehicles**
- **Enclosed Rear Garden**
- **Cul De Sac Location**
- **No Onward Chain**

The Accommodation Comprises:-
Front door with window to side into:

Entrance Hall:-
Stairs to first floor, radiator, door to cupboard.

Cloakroom:-
Window to side elevation, chrome heated towel rail, tiled, close coupled WC with concealed cistern, wash hand basin inset vanity unit.

Lounge:- 21' x 12' 6'' (6.40m x 3.81m)
Window to front elevation, radiators, fireplace.

Dining Room:- 13' x 10' (3.96m x 3.05m)
Sliding patio door giving access to the rear garden, radiator, door to under stairs cupboard.

Kitchen:- 10' 8'' x 10' 1'' (3.25m x 3.07m) Maximum Measurements
Window to rear, range of base and eye level units with work surfaces, double oven and grill, recesses for washing machine, dishwasher, fridge and freezer, hob with extractor over, sink unit, gas central heating boiler.

First Floor Landing:-
Access to loft, window to side, over-stairs cupboard with tank and shelves.

Bedroom 1:- 13' 1'' x 10' (3.98m x 3.05m)
Window to front elevation, radiator, mirror fronted doors to wardrobe.

Bedroom 2:- 10' 10'' x 10' 1'' (3.30m x 3.07m)
Window to rear elevation, radiator.

Bedroom 3:- 10' 1'' x 10'(3.07m x 3.05m)
Window to rear elevation, radiator.

Bedroom 4:- 10' 10'' x 8' 8'' (3.30m x 2.64m)
Window to front elevation, radiator, mirror fronted sliding door to wardrobe.

Shower Room:- 7' 11'' x 5' 5'' (2.41m x 1.65m)
Window to side elevation, shower cubicle, close coupled WC with concealed cistern, wash hand basin inset vanity unit, chrome heated towel rail.

Outside:-
Block paved driveway for parking numerous vehicles, garage with up and over door, window and door to rear. Rear garden is laid mainly to lawn with shrubs and trees to the borders, patio area.

Material Information:-
Council Tax Band: - Fareham Borough Council. Tax Band E
Tenure: - Freehold
Property Type: -Link Detached House
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Garage and Driveway
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)





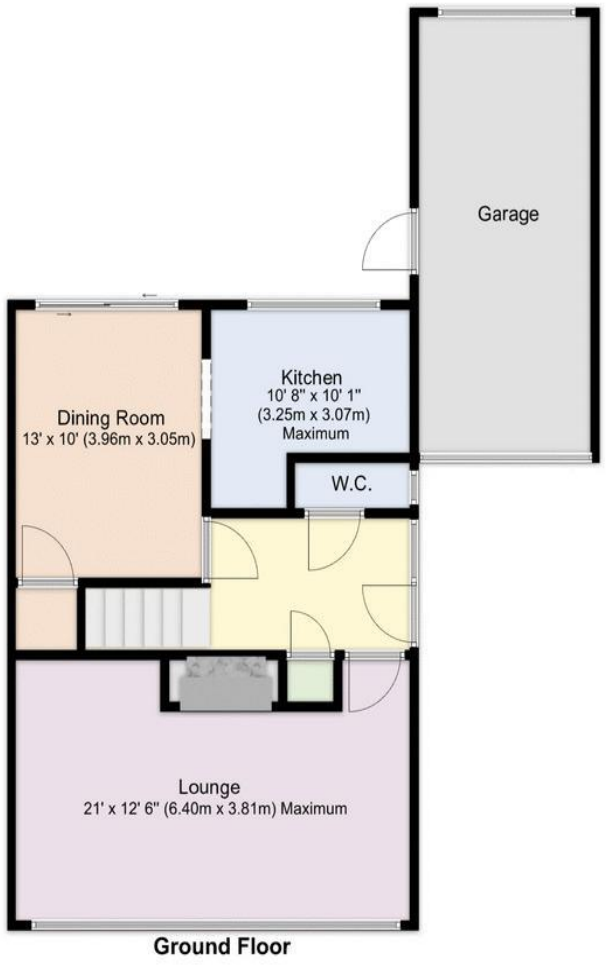




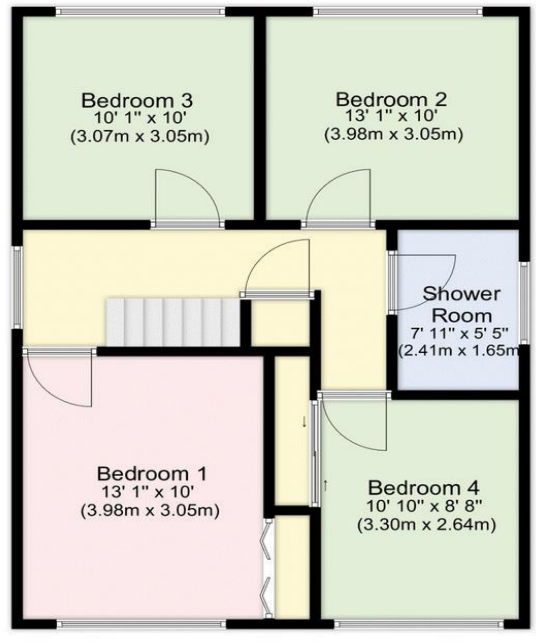




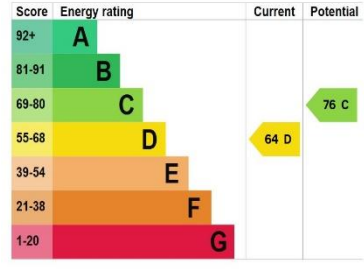




Ground Floor



First Floor



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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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The Property Ombudsman



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