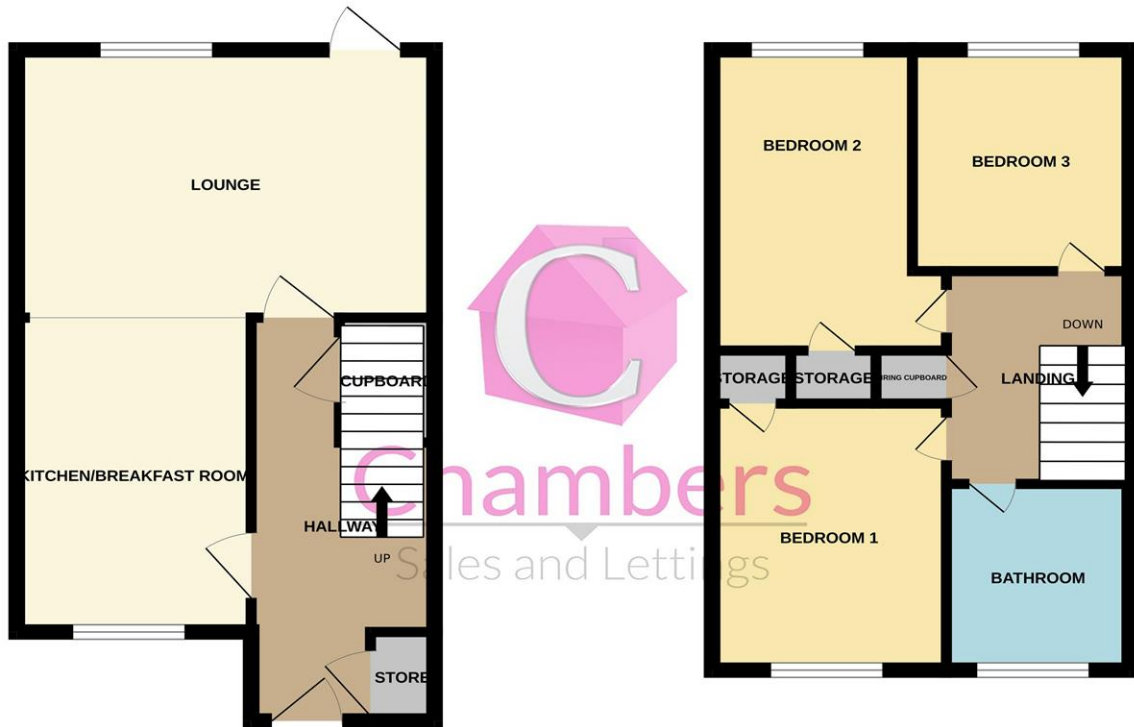




GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





## 20 Pytchley Close Hill Head Fareham PO14 3SF

£285,000

A well presented three bedroom terrace situated within a Cul-De-Sac just a short walk to Hill Head beach. The property has many benefits not least the re-fitted kitchen/breakfast room, replacement boiler, garage in a near by block, and well proportioned insulated cabin that has many uses. Offered with no forward chain, this property really does require an early internal inspection to fully appreciate.

### Front Door

Into

### Entrance Hallway

Skimmed ceiling, access to meter cupboard, access to under stairs storage cupboard, laminate flooring, radiator.

### Lounge 14' 11" x 9' 10" (4.557m x 3.003m)

Skimmed coved ceiling, window to rear elevation, door to garden, laminate flooring, radiator.

### Kitchen/Breakfast Room 13' 10" x 8' 7" (4.214m x 2.615m)

Skimmed coved ceiling, window to front elevation, re-fitted range of modern wall and base units with wood block work surface over, built in oven and hob, plumbing for washing machine.

### First Floor Landing

Skimmed coved ceiling, access to roof void, access to boiler cupboard housing condensing combination boiler.

### Bedroom 1 11' 10" x 8' 3" (3.613m x 2.509m)

Skimmed coved ceiling, window to front elevation, built in wardrobe, radiator.

### Bedroom 2 10' 7" x 7' 7" (3.227m x 2.317m)

Skimmed coved ceiling, window to rear elevation, built in wardrobe, radiator.

### Bedroom 3 7' 7" x 7' 0" (2.300m x 2.144m)

Skimmed coved ceiling, window to rear elevation, radiator.

### Family Bathroom

Skimmed ceiling, window to front elevation, suite comprising panel bath with independent shower over, pedestal wash basin, W.C, heated towel rail.

### Outside

### Rear Garden

A fully enclosed private westerly rear garden, laid to low maintenance brick paving with raised sleeper vegetable beds, further are laid to decking, rear pedestrian gateway leading to garage block.

### Log Cabin 14' 7" x 7' 10" (4.45m x 2.38m)

An insulated log cabin with power and PVCu double glazed french doors. Ideal for all different types of uses.

### Garage

In a near by block. We understand that the parking both in the garage block area and on road bays are on a first come first served basis, you should request your legal representative to confirm this information.



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