

Property Reference:- F2065

Council Tax Band: B

Floor Plans (For illustrative purposes and not drawn exactly to scale)



£220,000

9 Crescent Road, Fareham, PO16 0HJ

DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

- Two Bedroom House
- Situated Within Easy Reach of Town Centre and Train Station
- Lounge
- Kitchen/Dining Room
- First Floor Bathroom
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Garage

The Accommodation Comprises:-

Front door with obscured glazed panels inset into:

Entrance Hall:-

Stairs to first floor, cloak hanging space, textured ceiling, fuse box concealed within wall unit, door into:

Lounge:-

11' 8" x 10' 11" (3.55m x 3.32m) Maximum Measurements

Double glazed window to front elevation, coving to texture ceiling, radiator, open fireplace, dado rail, picture rail, fitted shelves and drawers for storage, door into:



First Floor Landing:-

Textured ceiling, inset spot lighting access to loft, airing cupboard with tank and shelving.

Bedroom 1:-

11' 8" x 11' 2" (3.55m x 3.40m) Maximum Measurements

Double glazed window to front elevation, textured ceiling, doors to built-in wardrobe cupboard, over-stairs storage cupboard.



Bedroom 2:-

11' 1" x 8' 2" (3.38m x 2.49m) Maximum Measurements

Double glazed window to rear elevation, flat ceiling inset spot lighting, radiator.



Bathroom:-

8' 3" x 6' 2" (2.51m x 1.88m) Maximum Measurements

Obscured double glazed window to rear elevation, flat and part sloping ceiling, radiator, extractor fan, tiled walls, towel rail, close coupled WC, pedestal wash hand basin, panelled bath with Triton shower over, rail and curtain, wall mounted mirror fronted vanity unit.



Outside:-

Front garden with brick wall to front, pathway leads to front door, shrubs to the borders. The rear garden is enclosed by fence panels and laid mainly to lawn for ease of maintenance, wooden decking area, shrubs to the borders, pathway leads to the rear with gate giving access to the rear service road, garage to the rear. Outside cloakroom with window and low level WC.



Kitchen/Dining Room:-

14' 8" x 11' 1" (4.47m x 3.38m) Maximum Measurements

Double glazed windows to rear elevation, stable door giving access to rear garden, coving to textured ceiling, radiator, range of base and eye level units with work surfaces, one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, integrated oven, hob with extractor hood over, door to under-stairs larder cupboard with shelving.

