

£399,995

Templemere, Fareham, PO14 3AP

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



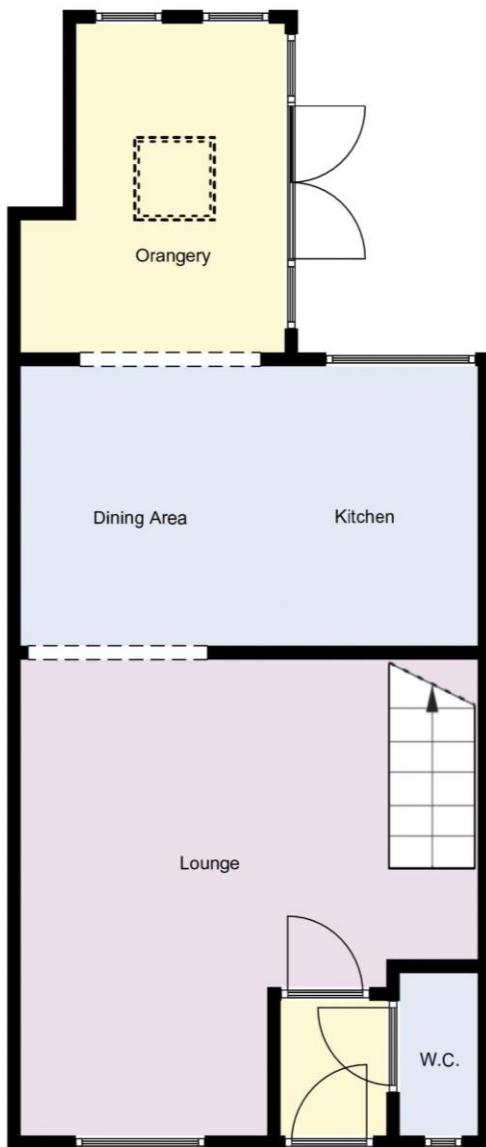
- Three Bedrooms
- Entrance Hall
- Spacious Lounge
- Refitted Kitchen/Dining Room
- Orangery
- Refitted Bathroom
- Downstairs Cloakroom
- Porcelain Tiled Floor on Ground Floor
- Gas Central Heating and Double Glazing
- Garage, Allocated Parking & Enclosed Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

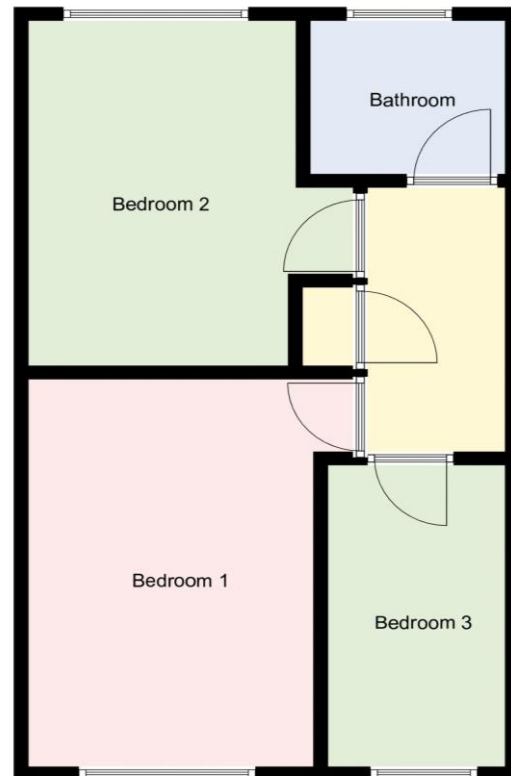
Property Reference : F1882

Council Tax Band: C

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



Ground Floor



First Floor

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Porcelain tiled floor, door into:

Cloakroom:-

Obscured double glazed window to front elevation, close coupled WC, corner wash hand basin with mixer tap, coving to ceiling with lighting inset, porcelain tiled floor.

Lounge:-

16' 10" x 16' 0" (5.13m x 4.87m) Maximum Measurements

Double glazed bow window to front elevation, radiator, flat ceiling with lighting inset, two radiators, stairs with under-stairs recess, porcelain tiled floor.



Kitchen/Dining Room:-

16' 9" x 9' 10" (5.10m x 2.99m)

Radiator, space for table and chairs, double glazed window to rear overlooking garden with superb range of base and eye level units, Quartz work surfaces, one and a half bowl sink unit with mixer tap, under-lighting to wall units, porcelain tiled floor, breakfast peninsular bar, NEFF oven and grill, NEFF induction hob with extractor over, splash-back, integrated appliances: dishwasher, washing machine, fridge and freezer.



Orangery:-

9' 7" x 11' 7" (2.92m x 3.53m) Maximum Measurements

Double glazed French doors with matching side panels, double glazed windows to rear elevation, continuation of flooring, double glazed lantern window to ceiling, spot lighting.



First Floor Landing:-

Access to loft, cupboard with shelving for storage and recess for tumble dryer.

Bedroom 1:-

13' 9" x 9' 5" (4.19m x 2.87m) Plus Recess

Double glazed window to front elevation, coving to ceiling.



Bedroom 2:-

12' 3" x 9' 0" (3.73m x 2.74m) Plus Recess

Double glazed window to rear elevation, radiator, coving to ceiling.



Bedroom 3:-

10' 9" x 7' 2" (3.27m x 2.18m)

Double glazed window to front elevation overlooking green, radiator, coving to ceiling.

Bathroom:-

7' 3" x 5' 5" (2.21m x 1.65m)

Obscured double glazed window to rear elevation, tiled, white suite comprising: close coupled WC, wash hand basin, p-shaped bath with shower over, shower screen.



Outside:-

Porcelain driveway to the front, rear garden with attractive Astro turf lawn, bordered with recently installed fencing, external lights, patio area, rear wooden gate gives pedestrian access. Garage in block and parking directly in front of the garage.



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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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