

£300,000

6 Angus Close, Fareham, PO15 6BA

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



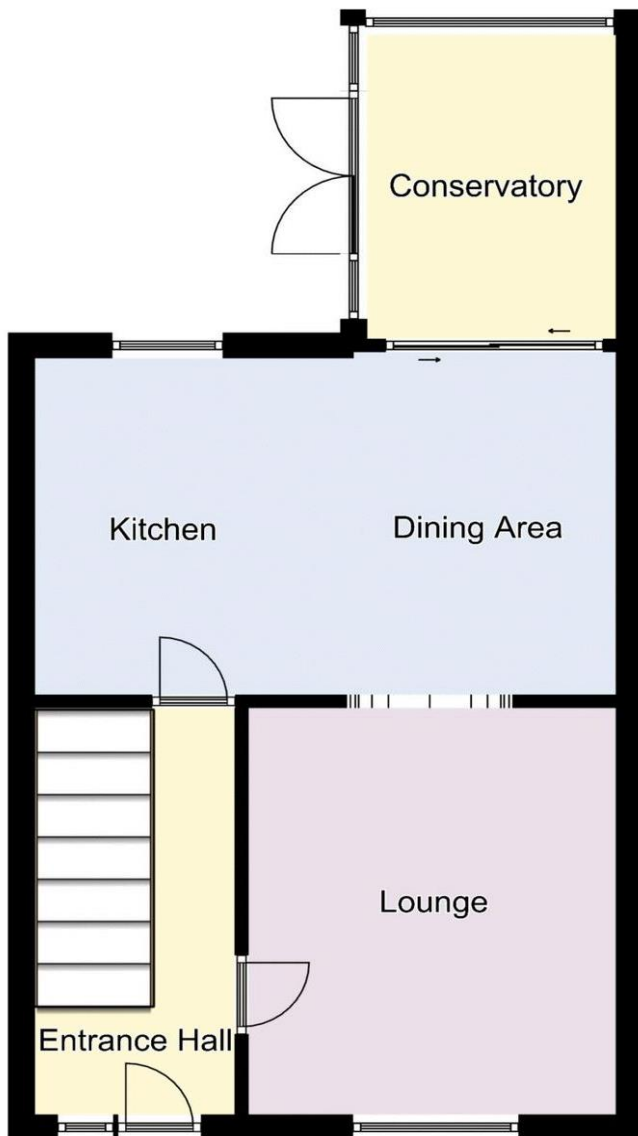
- Well Presented Three Bedroom Family Home
- Cul-de-Sac Location
- Lounge
- 18ft Kitchen/Diner
- Conservatory
- Refitted Family Bathroom
- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Garage in Block
- Energy Efficiency Rating:- TBC

Awaiting EPC

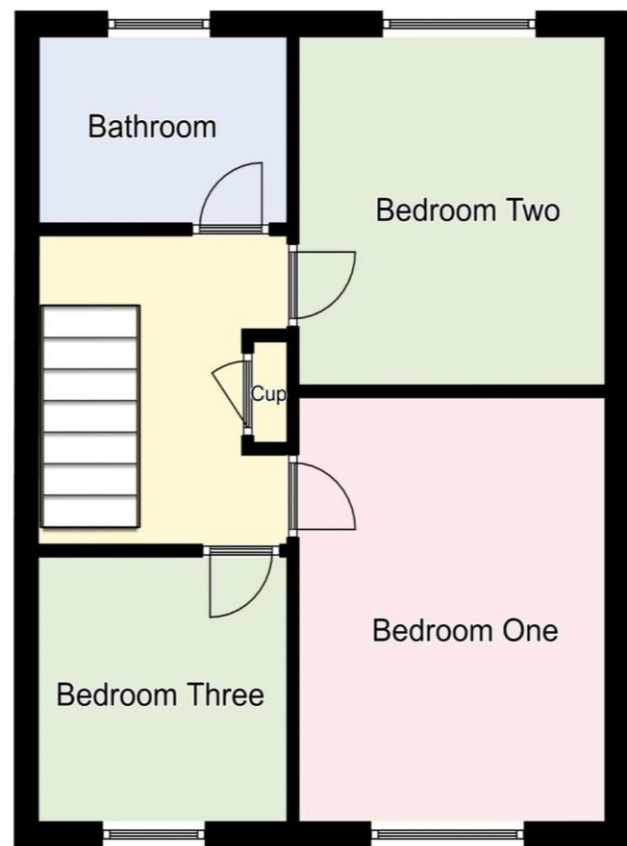
Property Reference : F2169

Council Tax Band: C

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



Ground Floor



First Floor

The Accommodation Comprises:-

Front door with obscure double glazed panel inset with longline double glazed panel to side into:

Entrance Hall:-

Stairs to first floor, double radiator and understairs cupboard.

Lounge:-

12' 8" x 11' 8" (3.86m x 3.55m)

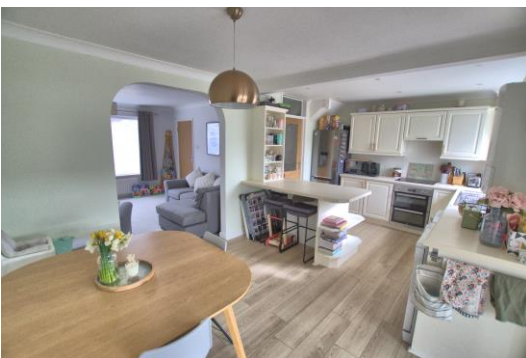
Double glazed window to front elevation, double radiator and coving to flat ceiling. Archway to:



Kitchen/Diner:-

18' 2" x 10' 6" (5.53m x 3.20m)

Double glazed window to rear elevation overlooking the garden, range of base and eye level units, rolled top work surfaces over, single drainer stainless steel sink unit inset with mixer tap over, tiled surround, electric hob with concealed extractor over, oven and grill, recess and plumbing for washing machine, space for fridge/freezer, breakfast peninsular bar with shelving under and space for bar stools, lighting inset ceiling and wall mounted Worcester gas central heating boiler.



Dining Area:-

Coving to flat ceiling, radiator and space for table and chairs. Sliding patio doors leading to:



Conservatory:-

Double glazed with windows to rear and French doors giving access to garden.



First Floor Landing:-

Access to loft and cupboard with storage.

Bedroom One:-

12' 9" x 9' 10" (3.88m x 2.99m)

Double glazed window to front elevation, radiator and coving to ceiling.



Bathroom:-

7' 11" x 5' 6" (2.41m x 1.68m)

Obscured double glazed window to rear elevation, panelled bath with shower over, rail, wash hand basin inset vanity unit, close-coupled WC, radiator.



Bedroom Two:-

10' 5" x 9' 10" (3.17m x 2.99m)

Double glazed window to rear elevation overlooking the garden, radiator and coving to ceiling.



Outside:-

Shingle to front for ease of maintenance, dwarf brick wall, mature hedges and tree to sides and pathway leading to front door.

Bedroom Three:-

7' 11" x 7' 11" (2.41m x 2.41m)

Double glazed window to front elevation, radiator and coving to ceiling.



Rear Garden:-

Enclosed, steps leading to patio area with space for table and chairs, lawns, water tap, ornamental tree and garden shed. Wooden gate give pedestrian access to:

Garage:-

Located in block with up and over door.

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