

## £410,000

### Somervell Drive, Fareham, PO16 7QW

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



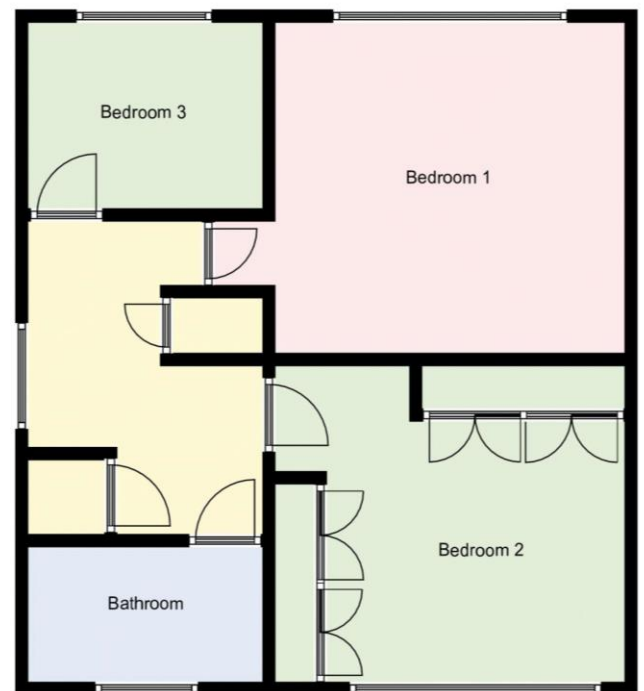
- Three Bedroom Detached House
- Situated within a short distance of Uplands Primary School
- Lounge/Dining Room
- Full Width Conservatory
- Kitchen
- Downstairs Cloakroom
- Bathroom
- Gas Central Heating and Double Glazing
- Driveway And Garage
- Enclosed Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference : F2094

Council Tax Band: E

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





## The Accommodation Comprises:-

Front door with obscured double glazed panel inset with matching panels to side.

### Entrance Hall:-

Stairs to first floor, radiator, double opening doors to:-

### Lounge:-

15' 6" x 11' 2" (4.72m x 3.40m)

Double glazed window to front elevation, fireplace with electric fire in situ with raised hearth, radiator.



### Dining Room:-

10' 4" x 9' 7" (3.15m x 2.92m)

Radiator, double opening glazed doors to:-



### Conservatory:-

23' 7" x 12' 10" (7.18m x 3.91m)

P-Shaped double glazed, polycarbonate ceiling, radiator, double glazed French door giving access to garden.





## Kitchen:-

11' 7" x 9' (3.53m x 2.74m)

Obscured double glazed window to side, double glazed windows and door conservatory, range of base and eye level units with roll-top work surfaces, tiled surround, single drainer sink unit with mixer tap, recess for washing machine and dish washer, integrated fridge, electric hob with oven extractor over, wine rack, cupboard for storage.



## Cloakroom:-

Obscured double glazed window to rear close-coupled wc, pedestal wash hand basin.

## First Floor Landing:-

Double glazed window to side, access to loft, linen cupboard with slatted shelves and Worcester gas central heating boiler, over stairs cupboard with storage.

## Bedroom 1:-

10' 11" x 15' 5" (3.32m x 4.70m) Maximum Measurements

Double glazed window to rear overlooking garden, radiator.



## Bedroom 2:-

13' 6" x 12' 2" (4.11m x 3.71m) Maximum Measurements

Double glazed window to front elevation, double glazed window to front elevation, fitted wardrobe units, dressing table and fitted matching bedhead, radiator.





**Bedroom 3:-**

8' 10" x 6' 9" (2.69m x 2.06m)

Double glazed window to rear, shelving radiator.

**Bathroom:-**

8' 5" x 4' 1" (2.56m x 1.24m)

Close-coupled wc, panelled bath with mixer tap and hand shower attachment, shower screen, pedestal wash hand basin, tiled, wall-mounted heater.

**Outside:-**

Driveway leads to garage with up and over door, wooden gate gives pedestrian access to the rear garden, formal lawns and parking. The rear garden has patio to the side, formal lawns with fine array of mature shrubs, trees and bushes, to the rear of the garden is a patio area for sitting, socialising and entertaining purposes, garden shed.



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