

Situated to the north of Fareham this four bedroom individual, detached residence has three reception rooms and two ensuite facilities and is offered for sale with no onward chain. The grounds are accessed via a long, private driveway and benefits from a swimming pool in addition to the generous sized garden. A separate, self contained annexe provides additional accommodation ideal for a relative that wishes to live within close proximity yet remain independent.

Room Measurements:-

Lounge:- 20' 7" x 14' 9" (6.27m x 4.49m)

Kitchen/Breakfast Room:- 22' 1" x 10' (6.73m x 3.05m)

Dining Room:- 15' 1" x 10' 2" (4.59m x 3.10m) Maximum Measurements

Utility Room:- 10' 2" x 4' 7" (3.10m x 1.40m)

Family Room / Study:- 9' 6" x 8' 10" (2.89m x 2.69m)

Bedroom 1:- 20' 7" x 15' 4" (6.27m x 4.67m) Maximum Measurements

Bedroom 2:- 14' 3" x 10' (4.34m x 3.05m) Maximum Measurements

Bedroom 3:- 13' 1" x 9' 7" (3.98m x 2.92m)

Bedroom 4:- 10' 1" x 7' 2" (3.07m x 2.18m)

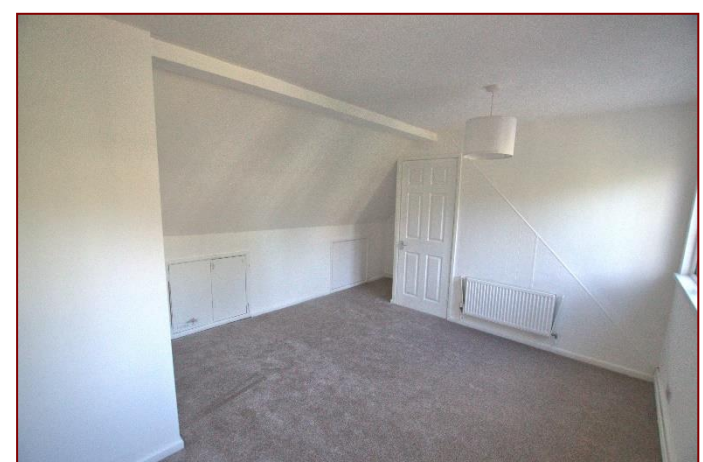
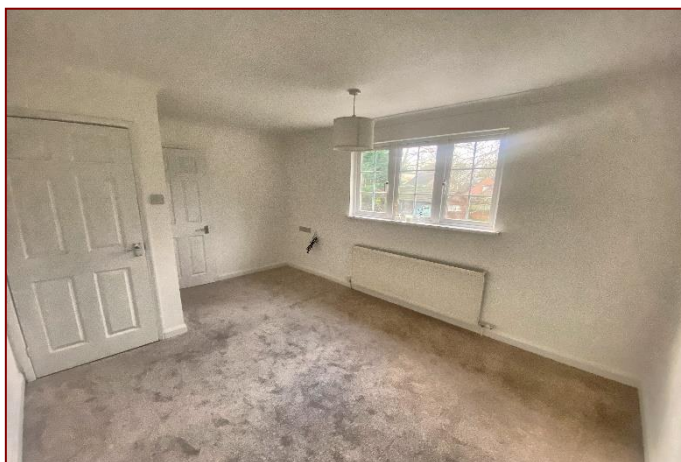
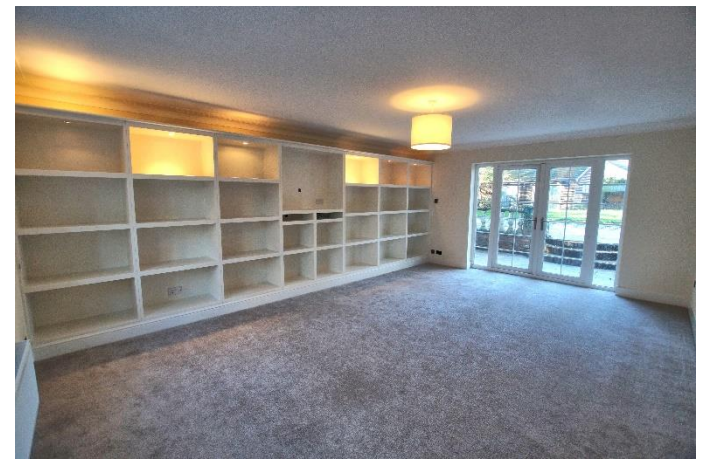
Bathroom:- 12' 10" x 7' 1" (3.91m x 2.16m)

Annexe - Living Room:- 13' 9" x 12' 1" (4.19m x 3.68m) Maximum Measurements

Annexe - Kitchen:- 9' 5" x 8' 4" (2.87m x 2.54m)

Annexe - Bathroom:- 7' 8" x 5' 4" (2.34m x 1.62m)

Annexe - Bedroom:- 14' 2" x 12' 2" (4.31m x 3.71m) Maximum Measurements





Ground

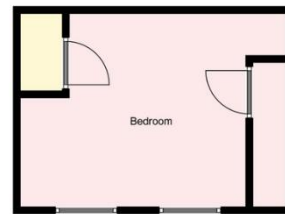


First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Annexe - Ground Floor



Annexe - First Floor

Tenure: Freehold

Council Tax Band: F

Annexe Council Tax Band: A

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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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£970,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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