

**The Accommodation Comprises:-**

Front door with obscured panel inset into:-

**Entrance Hall:-**

Stairs to first floor, radiator behind unit, fuse box, meters concealed within wall unit, wall lights, under stairs storage cupboard, sliding door into:-

**Lounge:- 20' 8" x 11' 5" (6.29m x 3.48m)**

Window to front, deep mantle shelf, double radiator, fireplace, wall lights, glazed door into:-

**Family Room:- 11' 3" x 10' 11" (3.43m x 3.32m)**

French doors with matching panels to side, giving access and enjoying views of the rear garden, radiator, casement door to side.

**Kitchen:- 10' 10" x 10' 1" (3.30m x 3.07m)**

Window to rear elevation, textured ceiling with range of base and eye level units with roll-top work surfaces, one and a half bowl sink unit with mixer tap, radiator, tiled floor, recess for large cooker.

**Dining Area:- 12' 3" x 10' 6" (3.73m x 3.20m)**

Base units with roll-top work surface, radiator, tiled floor, window to rear and side, textured ceiling, space fridge/freezer, double glazed casement door giving access to:-

**Utility Room:- 16' 7" x 9' 10" (5.05m x 2.99m)**

Window to side and rear elevations, doors accessing side and rear, tiled floor, base units with roll-top work surface, space and plumbing for washing machine, wall lights, glazed doors giving access to:-

**Sitting Room:- 13' 10" x 8' 6" (4.21m x 2.59m)**

Double glazed window to side elevation, flat ceiling inset spotlighting, sliding door giving access to garage.

**Study:- 10' 5" x 9' 4" (3.17m x 2.84m)**

Sliding patio doors giving access to rear garden, coving to flat ceiling inset spotlighting.

**Bathroom:- 10' 6" x 6' 8" (3.20m x 2.03m)**

Window to front elevation, radiator, flat ceiling, close-coupled wc, wash hand basin, panelled bath with hand shower attachment.

**First Floor:-**

**Bedroom 1:- 10' 10" x 10' 6" (3.30m x 3.20m)**

Windows to front and rear elevations, flat ceiling, radiator, fitted bedroom furniture, door to:-

**En-Suite Shower Room:- 6' 10" x 4' 10" (2.08m x 1.47m)**

Close-coupled wc, pedestal wash hand basin, corner shower cubicle, flat ceiling inset spot lighting, chrome heated towel rail.

**First Floor Landing:-**

Smoke detector, access to loft.

**Bedroom 2:- 12' 1" x 10' 1" (3.68m x 3.07m)**

Window to rear, textured ceiling, radiator.

**Bedroom 3:- 12' x 9' 11" (3.65m x 3.02m) Maximum Measurements**

Window to front elevation, textured ceiling, radiator.

**Bedroom 4:- 10' 7" x 9' (3.22m x 2.74m)**

Window to rear, textured ceiling, radiator.

**Shower room:- 6' 6" x 6' (1.98m x 1.83m)**

Obscured window to front elevation, flat ceiling, tiled, close-coupled wc with concealed cistern, wash hand basin inset vanity unit, shower cubicle, heated towel rail, airing cupboard with shelves, cylinder tank.

**Outside:-**

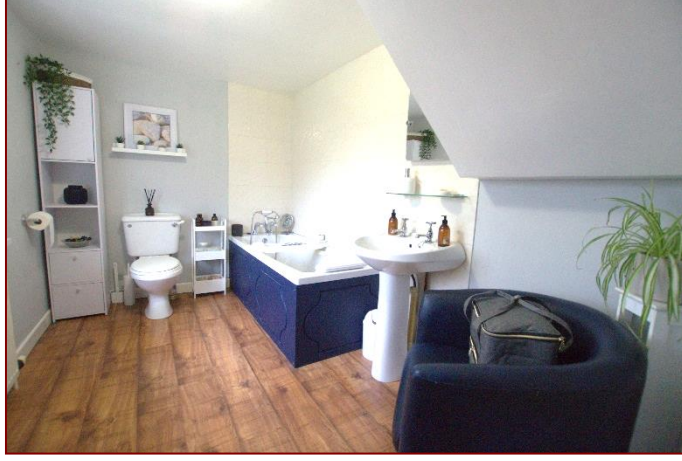
Five bar double opening wooden gates gives access to driveway with space and parking for numerous vehicles, front garden laid mainly to lawn, dwarf-brick wall to front and side. Rear garden enclosed by fence panels, laid mainly to lawn for ease of maintenance with patio area, wooden decking, shingled area, mature shrubs and trees, green house, garden room (10'11 x 9'9) with power and light connected.

**Garage:- 18' 7" x 13' 1" (5.66m x 3.98m)**

Power and light connected, up and over door, door giving access to:-

**Workshop:- 24' 11" x 9' 9" (7.59m x 2.97m)**

windows to side, power and light connected, windows to front and side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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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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£575,000

Fareham Park Cottages, Fareham, PO15 6TL

\*DRAFT DETAILS\*

**Fenwicks**

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