

## £285,000

### Glenesha Gardens, Fareham, PO15 6QH

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



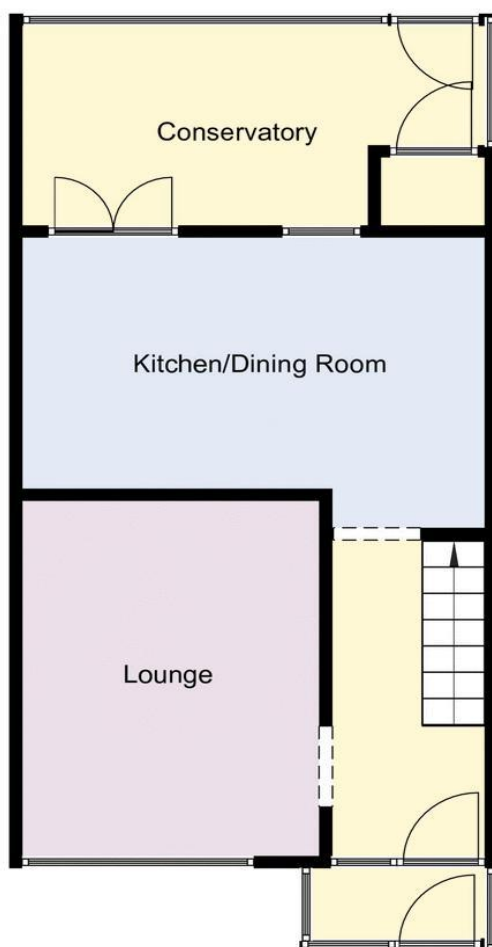
- Three Bedrooms
- Lounge
- Open Plan Kitchen/Dining Room
- Conservatory
- Downstairs WC
- Family Bathroom
- Gas Central Heating and Double Glazing
- Good Sized Rear Garden
- Garage and Off Road Parking
- Conveniently situated close

Property Reference : F2171

Council Tax Band: B

Awaiting EPC

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



Ground Floor



First Floor

## The Accommodation Comprises:-

Front door into:

### Entrance Porch:-

Door with side panels into:

### Entrance Hall:-

Stairs to first floor, under-stairs cupboard, radiator.

### Lounge:-

14' 4" x 10' 5" (4.37m x 3.17m)

Double glazed window to front elevation, radiators, coving to textured ceiling.



### Kitchen/Dining Room:-

16' 3" x 9' 10" Plus Recess (4.95m x 2.99m)

Range of base and eye level units with work surfaces, one and a half bowl stainless steel sink unit with mixer tap, recess for oven with stainless steel extractor over, integrated fridge and freezer, pull-out larder cupboard, radiator, space for table and chairs with door giving access to:



### Conservatory:-

16' 4" x 7' 5" (4.97m x 2.26m)

Plumbing for washing machine and space for tumble dryer, door giving access to garden.



### Cloakroom:-

Close coupled WC, wash hand basin, radiator.

### First Floor Landing:-

Access to loft.

### Bedroom 1:-

11' 11" x 10' 6" (3.63m x 3.20m)

Double glazed window to rear, radiator.



**Bedroom 2:-**  
12' 5" x 7' 9" plus recess (3.78m x 2.36m)

Double glazed window to front, radiator.



**Bedroom 3:-**  
9' 7" x 8' 3" (2.92m x 2.51m) Maximum Measurements

Double glazed window to front, over stairs cupboard.



**Bathroom:-**  
6' 6" x 5' 6" (1.98m x 1.68m)

Obscured double glazed window, close coupled WC, pedestal wash hand basin, panelled bath with shower over, rail and curtain.



### Outside:-

Lawn to the front. The rear garden is enclosed with patio, lawns, fine array of shrubs, bushes and trees, steps leads to the rear where the garage is located with parking and gate giving access to the rear.



### Agent's Note:-

Freehold. This property benefits from solar panels.

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