

## £340,000

### 58 Fareham Park Road, Fareham, PO15 6LF

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



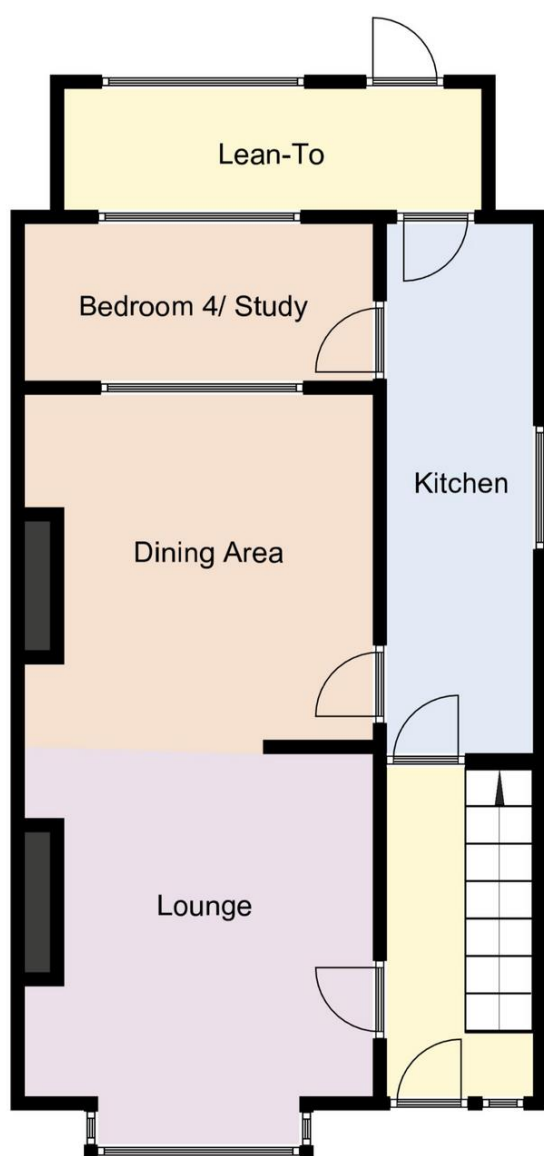
- Semi-Deatched
- Three Bedrooms
- 23 Foot Lounge/Diner
- Utility/Study
- Kitchen
- Lean-To
- Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- NO CHAIN AHEAD!

*Awaiting EPC*

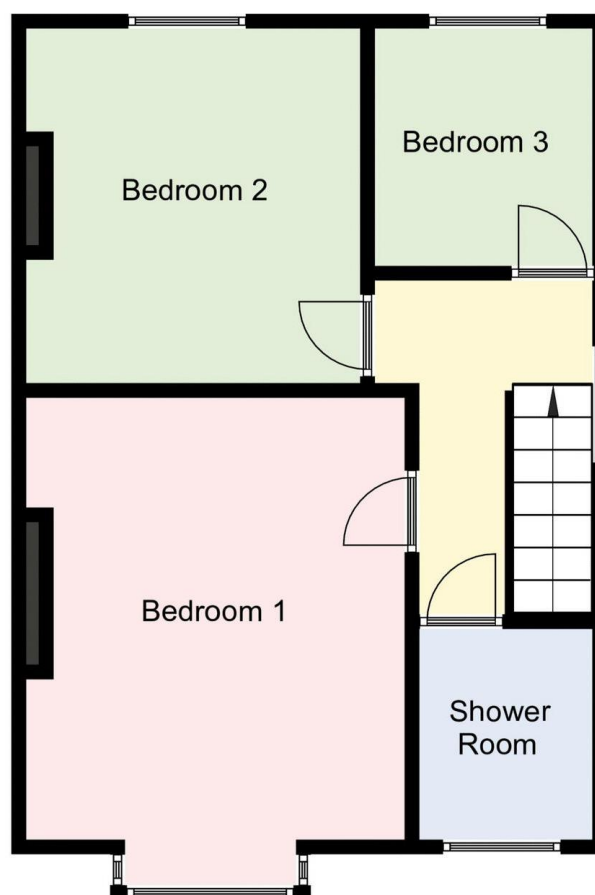
Property Reference : F2133

Council Tax Band: D

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



**Ground Floor**



**First Floor**

## The Accommodation Comprises:-

Glazed front door with matching side panels into:-

### Entrance Hall:-

Stairs to first floor, radiator, under stairs cupboard.

### Lounge:-

13' 1" x 12' (3.98m x 3.65m) Maximum Measurements

Window to front elevation, two radiators, gas fire (not tested), raised hearth with ornamental surround and shelf. Dining Area with window overlooking rear, radiator.



### Kitchen:-

18' 3" x 3' 5" (5.56m x 1.04m)

Window to side elevation, range of base and eye level units with roll-top work surfaces with single drainer stainless steel sink unit with mixer tap, wall-mounted Worcester gas central heating boiler.



### Bedroom 4/Study:-

11' 5" x 5' 11" (3.48m x 1.80m)

Radiator.



### Lean-to:-

14' 5" x 5' 4" (4.39m x 1.62m)

door into garden.



## First Floor Landing:-

Window to side.

## Bedroom 1:-

14' 9" x 12' 5" (4.49m x 3.78m) Maximum Measurements

Window to front, radiator.



## Bedroom 2:-

11' 3" x 11' " (3.43m x 3.35m)

Window overlooking garden, radiator.



## Bedroom 3:-

7' 10" x 7' 2" (2.39m x 2.18m)

Window to rear, radiator, access to loft.



## Bathroom:-

7' x 5' 8" (2.13m x 1.73m)

window to front elevation, radiator, pedestal wash hand basin, low-level WC, walk-in shower with Triton shower.

## Outside:-

Driveway to the front, access to side leading to garage, Rear garden is enclosed with patio and wooden gate giving access via driveway to the garden.



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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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