

## £325,000

### 3 Mendips Walk, Fareham, PO14 1QP

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



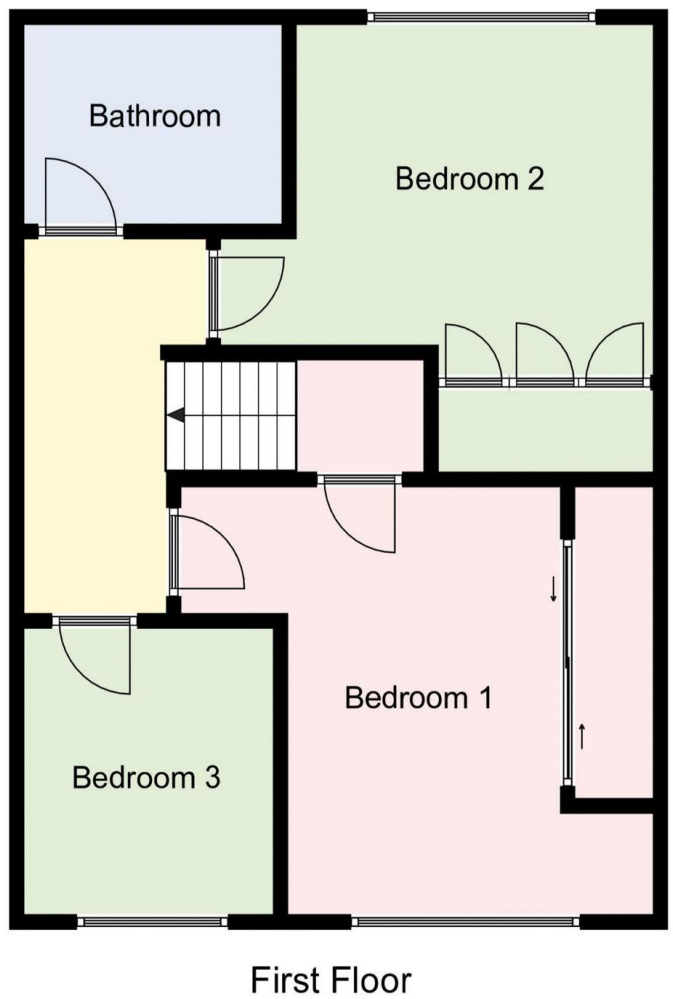
- Semi-Detached
- Family Home
- Three/Four Bedrooms
- Open-Plan Living
- Family Room/Bedroom 4
- Downstairs Shower Room
- Family Bathroom
- Enclosed Rear Garden
- Custom-Built Shed
- Driveway for Off-Road Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference : F2179

Council Tax Band: C

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



## The Accommodation Comprises:-

Front door into:-

### Entrance Vestibule:-

Radiator with cabinet over, obscured glazed panels to front and side, glazed door to:-

### Open-Plan Living Area:-

24' x 11' 9" (7.31m x 3.58m) Maximum Measurements

Window to front elevation, stairs to first floor, radiator, full-width windows to rear overlooking garden and casement door giving access, further radiator.



### Kitchen:-

20' 3" x 15' (6.17m x 4.57m)

One and a half bowl sink unit with mixer tap, recess for fridge/freezer, washing machine and dryer, induction hob with extractor over, split-level oven and grill and microwave, wine rack, pull-out larder cupboard.



### Family Room:-

17' 2" x 7' 9" (5.23m x 2.36m) Maximum Measurements

Window to front elevation, radiator, Velux window, door to:-



### Cloak and Shower Room:-

6' 4" x 5' 1" (1.93m x 1.55m) Maximum Measurements

Close-coupled wc with wash hand basin with mixer tap inset vanity unit, corner shower cubicle, tiled.



## First Floor:-

### First Floor Landing:-

Radiator, access to loft.

### Bedroom1:-

12' 2" x 11' 10" (3.71m x 3.60m) Maximum Measurements

Window to front elevation, radiator, fitted wardrobe units, further cupboard for storage.



### Bedroom 2:-

14' 3" x 9' 11" (4.34m x 3.02m) Maximum Measurements

Window to rear elevation, fitted wardrobe units, radiator.



### Bedroom 3:-

8' 10" x 8' 2" (2.69m x 2.49m)

Window to front, radiator.



### Bathroom:-

8' 3" x 6' 2" (2.51m x 1.88m)

Obscured double glazed windows, close-coupled wc with concealed cistern, wash hand basin with mixer tap, p-shaped panelled bath with mixer tap and shower over, rail and curtain, long-line chrome towel rail.



## Outside:-

Driveway, garden to side with wooden gate giving access to the rear garden partly walled and fencing with full-width patio, astro turf lawn for ease of maintenance, custom-made garden shed to remain, water tap



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