

## £495,000

### Kiln Road, Fareham, PO16 7UB

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



- Two Double Bedrooms
- Large Attic Space
- Large 38 Foot Garage
- Driveway for Parking Numerous Vehicles
- Conservatory
- Private Secluded Enclosed Rear Garden
- Bedroom 1 Enjoying Far Reaching Country Views

Property Reference : F2104

Council Tax Band: E

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



Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## The Accommodation Comprises:-

Front door into:-

### Entrance Vestibule:-

Window to side, wooden door giving access to:

### Entrance Hall:-

Stairs to first floor, window to front elevation, under-stairs cupboard, beamed ceiling, radiator, door to:

### Lounge:-

18' 2" x 13' 5" (5.53m x 4.09m)

Window to front elevation and further windows to side, two double radiators, brick built fireplace with coal effect gas fire inset with brass trim, feature beams, door into:



### Conservatory:-

13' 6" x 11' 2" (4.11m x 3.40m)

Double glazed sliding patio doors enjoying views and accessing the garden, further door to side, door giving access to garage.



### Kitchen:-

16' 11" x 13' 6" (5.15m x 4.11m) Maximum Measurements

Windows to side and rear elevations, range of base and eye level units with roll top work surfaces and tiled splash-back, Rangemaster leisure double oven and gas hob, hand-made Inglenook fireplace with tiled surround and feature Aga cooker and raised hearth inset, beams to the ceilings, steps lead to further kitchen area with windows to side and further window to front elevation, radiator, door to:



### Inner Hallway:

Giving access to study and door into conservatory and shower room (unmeasured and not connected)

### Study:-

8' 8" x 6' 8" (2.64m x 2.03m)

Windows to rear and side.

### First Floor Landing:-

Feature beams.

### Bedroom 1:-

13' x 10' 8" (3.96m x 3.25m)

Double glazed window enjoying far reaching views beyond, brick built fireplace and further window to side, double opening doors to wardrobe unit. Wooden door gives access to:



### Attic/Loft Room:

Velux windows, beams, radiator, door to the rear leading to additional room with velux windows.



### Bedroom 2:-

10' 11" x 10' 1" (3.32m x 3.07m)

Double glazed window to front elevation and window to side, double radiator, wardrobe unit.



### Bathroom:-

10' 11" x 8' (3.32m x 2.44m)

Window to rear with far reaching views, low level WC, pedestal wash hand basin, bath with sloping ceiling and beams, radiator.

### Outside:-

Driveway to the front leading to garage, wooden gate to front, space for parking, garage has automatic up and over door, wrought iron gate leading to further door giving access to the garage and wrought iron gate leads to the rear enclosed garden. The rear enclosed garden with garden sheds, lawns shielded by trees offering privacy and seclusion. The garage is a particular feature (38'2 x 18'8 Maximum Measurements) with windows to the side and rear.



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