

## £310,000

### Nicholas Crescent, Fareham, PO15 5AJ

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



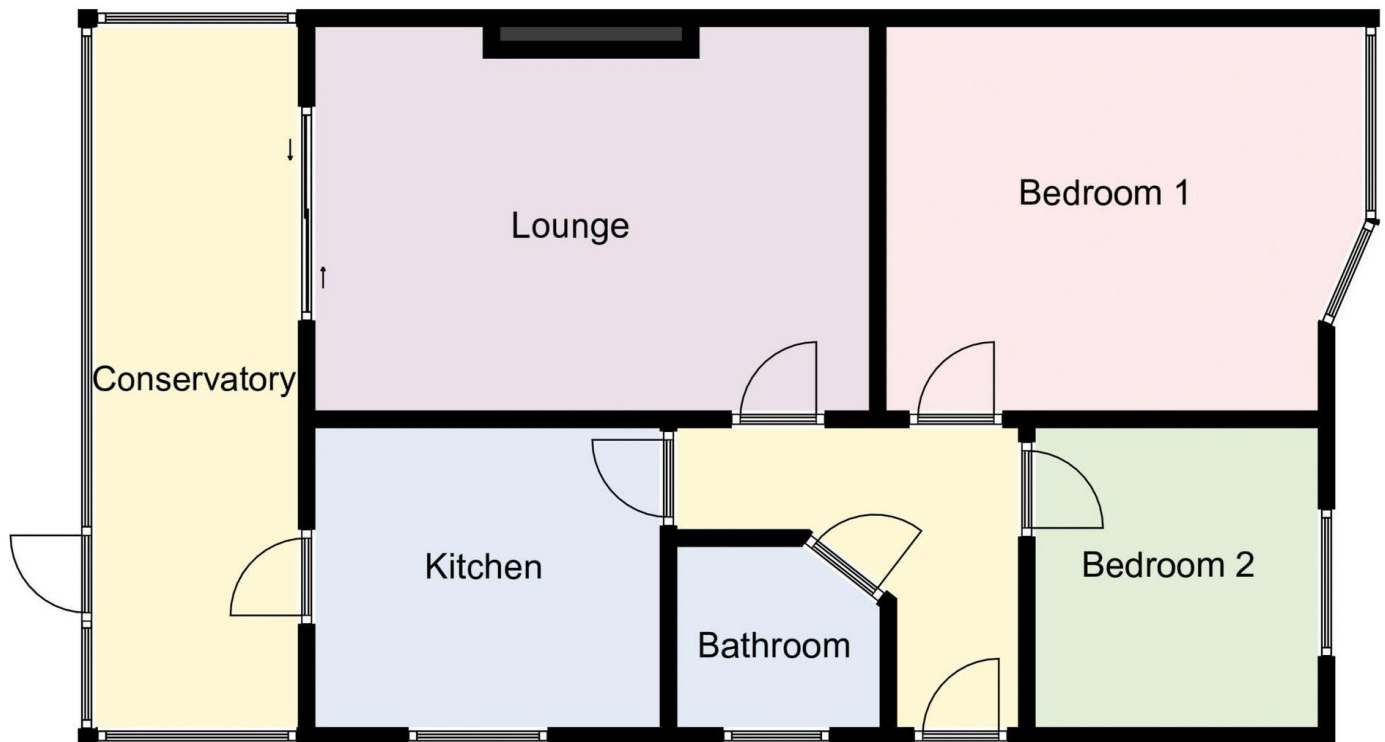
- Semi-Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen
- Conservatory
- Bathroom
- Rear Garden
- Garage & Driveway
- NO ONWARD CHAIN!
- Energy Efficiency Rating: E/46

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Property Reference : F2162

Council Tax Band: B

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



## The Accommodation Comprises:-

Front door into:-

### Entrance Hall:-

### Lounge:-

15' 5" x 10' 6" (4.70m x 3.20m)

Sliding patio doors onto conservatory, coal-effect wall-mounted gas fire, radiator.



### Kitchen:-

9' 7" x 8' 1" (2.92m x 2.46m)

Window to side and door giving access to conservatory, range of refitted base and eye level units with single drainer sink unit with mixer tap, induction ceramic hob with concealed extractor, oven and grill, wall-mounted Worcester gas central heating boiler concealed in unit, integrated dishwasher.



### Conservatory:-

19' 4" x 5' 7" (5.89m x 1.70m)

Door giving access and enjoying views of the garden, plumbing and space for washing machine.



**Bedroom 1:-**

13' 7" x 10' 6" (4.14m x 3.20m)

Window to front elevation, radiator.

**Bedroom 2:-**

8' 2" x 7' 10" (2.49m x 2.39m)

Window to front, radiator.

**Bathroom:-**

5' 7" x 4' 11" (1.70m x 1.50m)

window to side, close-coupled wc, wash hand basin with mixer tap inset vanity unit, tiled panelled bath with Triton shower over, shower screen, tiled, long-line chrome towel rail.



## Outside:-

Bordered by dwarf brick wall, shared driveway to the rear, hardstanding and lawns.



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