

Property Reference:- F2174

Council Tax Band: C

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



*Awaiting EPC*

# £335,000

## 14 Lynden Close, Fareham, PO14 3AL

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



- Semi-detached family home
- Three
- Lounge
- Dining Area
- Kitchen
- Sitting Area
- Downstairs WC
- Family Shower Room
- Enclosed Rear Garden
- Driveway & Garage



**The Accommodation Comprises:-**

Front door with glazed panel to side into:-

**Entrance Vestibule:-**

Stairs to first floor, door to:-

**Cloakroom:-**

Radiator, close-coupled wc, wash hand basin.

**Lounge:-**

26' 11" x 14' 11" (8.20m x 4.54m)

Picture window to front, fireplace, two radiators, space for table and chairs, under stairs storage cupboard, door to:-



**Kitchen:-**

12' 2" x 8' 8" (3.71m x 2.64m) Maximum Measurements

Larder cupboard with shelving and space for freezer, range of base and eye level units with roll-top work surfaces, space for oven and fridge, wall-mounted Worcester gas central heating boiler, arch to:-



**Sitting & Utility Area:-**

17' 2" x 9' 0" (5.23m x 2.74m)

Sliding patio door enjoying views and accessing the rear garden, further door also accessing the rear, windows to rear, space for washing machine, range of base and eye level units with roll-top work surfaces.



**First Floor Landing:-**

Access to loft, smoke detector, window to side.

**Bedroom 1:-**

12' 10" x 9' 1" (3.91m x 2.77m) including fitted wardrobes

Window to front elevation, range of fitted wardrobe units, radiator, wall-lights.



**Bedroom 2:-**

11' 3" x 9' 7" (3.43m x 2.92m)

Window to rear, radiator.



**Bedroom 3:-**

9' 5" x 5' 6" (2.87m x 1.68m)

Door to eave storage with shelving, window to front, radiator.

**Shower Room:-**

8' 7" x 5' 6" (2.61m x 1.68m)

Obscured window to rear, radiator, wash hand basin inset vanity unit, shower cubicle with electric shower inset, wall-mounted light with shaver socket.



**Cloakroom:-**

Window to side, close-coupled wc, hand rail.

**Outside:-**

Driveway to the side leading to garage with up and over door, garden to the front laid mainly to lawns with flowers and shrubs to borders, enclosed rear garden with fine array of flowers, shrubs and bushes, fish pond, green house.

