

**The Accommodation Comprises:-**

Front door into:-

**Entrance Hall:-**

Smoke detector, cupboard with cloaks hanging space and storage.

**Bedroom 2:- 13' 8" x 11' 10" (4.16m x 3.60m) Maximum Measurements**

Double glazed window to front elevation, radiator, sliding mirror-fronted door to wardrobe unit, door to:-

**En-Suite Shower Room:- 6' 2" x 4' 8" (1.88m x 1.42m)**

Close-coupled wc, wash hand basin with mixer tap inset vanity unit, corner shower cubicle, heated towel rail, extractor.

**Living Room:- 12' 4" x 11' 7" (3.76m x 3.53m) Maximum Measurements**

Double glazed window to front elevation, radiator.

**Kitchen/Diner/living area:- 21' 2" x 29' 0" (6.45m x 8.83m) Maximum Measurements**

**Kitchen Area:-**

Double glazed window to side, bi-folding doors enjoying views and accessing the rear garden, range of base and eye level units with work surfaces and tiled surround, one and a half bowl sink unit with mixer tap, breakfast peninsula bar with induction hob, one and half bowl sink unit with mixer tap, split-level oven and grill, recess for American-style fridge/freezer, integrated dishwasher, superb range of units including deep-pan drawer, space for table and chairs, radiator and French doors enjoying views and accessing the rear garden.

**Living Area:-**

Stairs to first floor with under stairs recess for storage.

**First Floor Landing:- 16' 11" x 10' 9" (5.15m x 3.27m)**

Smoke detector, Velux window, radiator, sitting area.

**Bedroom 1:- 17' 3" x 16' 5" (5.25m x 5.00m) Maximum Measurements**

Double glazed window to front elevation, radiator, walk-in dressing room and access to eave storage.

**En-Suite Shower Room:- 6' 8" x 6' 4" (2.03m x 1.93m)**

Obscured double glazed window, close-coupled wc, pedestal wash hand basin with mixer tap, shower cubicle, heated towel rail.

**Bedroom 3:- 18' 10" x 12' 11" (5.74m x 3.93m)**

Double glazed window to front elevation, sloping ceiling, radiator.

**Bedroom 4:- 18' 11" x 12' 3" (5.76m x 3.73m) Maximum Measurements**

Double glazed window to rear elevation overlooking garden, radiator, deep cupboard for storage.

**Bedroom 5:- 13' 8" x 11' 10" (4.16m x 3.60m) Maximum Measurements**

Double glazed window to side elevation, radiator.

**Bath & Shower Room:- 9' 11" x 7' 10" (3.02m x 2.39m)**

Obscured double glazed to rear elevation, close-coupled wc, panelled bath with mixer tap and hand shower attachment, separate shower cubicle, pedestal wash hand basin with mixer tap, heated towel rail.

**Outside:-**

Driveway to the front. Full-width rear garden with terrace, enclosed with pergola, easy to maintain lawns, garden shed with covered area for sitting and socialising, shingle to the side, side access via wooden gates either side.

**Annexe Sitting Room:- 18' 6" x 17' 10" (5.63m x 5.43m)**

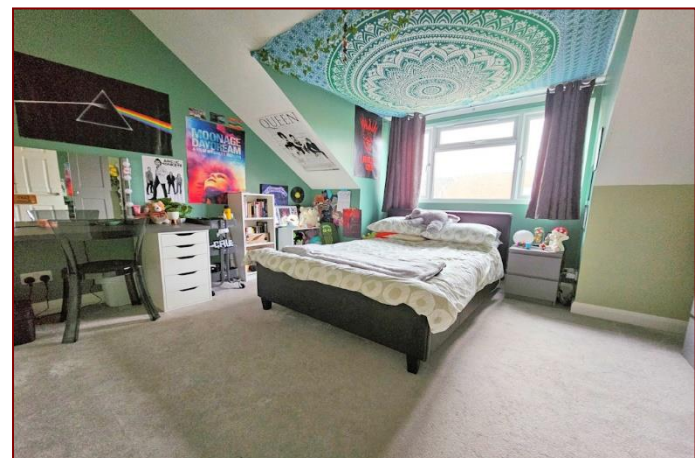
Double glazed window to front elevation, two radiators.

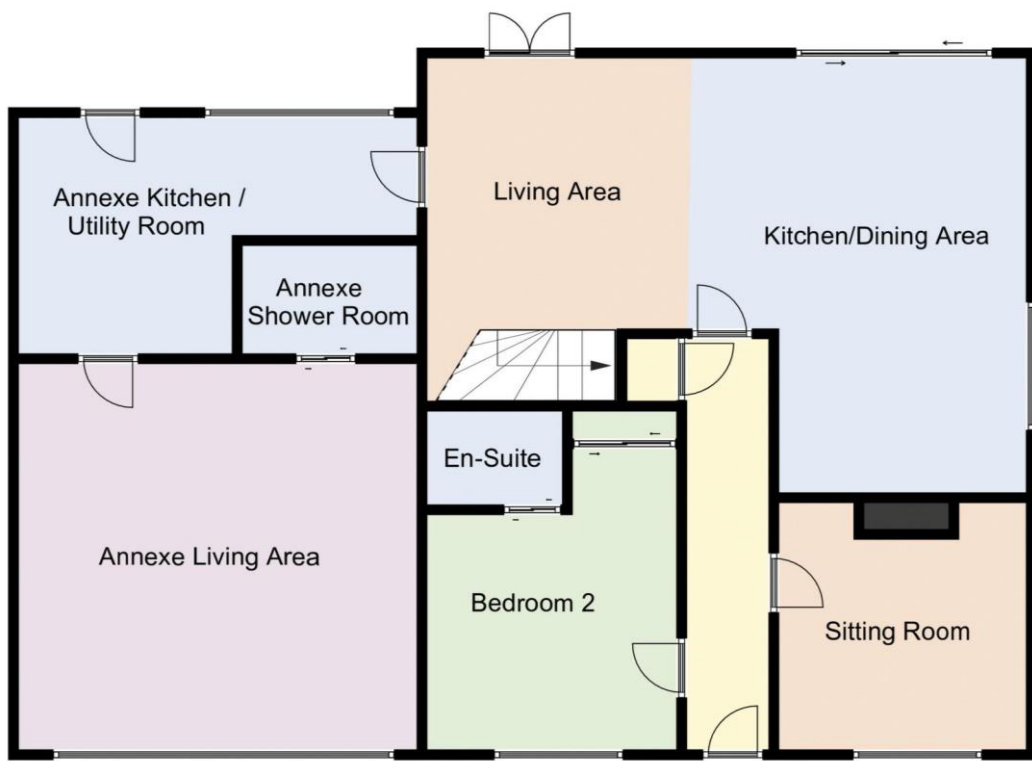
**En-Suite Shower Room:- 7' 10" x 5' 1" (2.39m x 1.55m)**

Close-coupled wc, wash hand basin with mixer tap inset vanity unit, shower with tiled surround, wall-mounted towel rail, ceiling extractor.

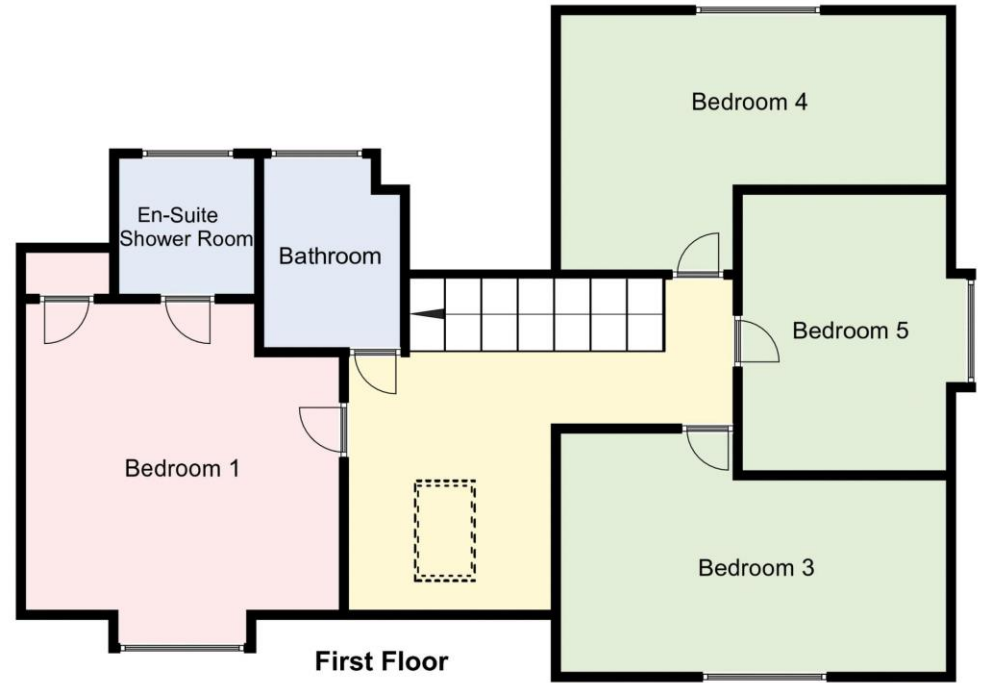
**Kitchen/Utility Room:- 18' 5" x 11' 3" (5.61m x 3.43m)**

Double glazed window to rear, casement door giving access to garden, range of base and eye level units with work surfaces with tiled surround, induction ceramic hob, split level oven and grill, one and a half bowl sink unit with mixer tap, recess for washing machine/dish washer, space for fridge freezer, radiator, breakfast bar.





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

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£775,000

72 The Avenue, Fareham, PO14 1PB

\*DRAFT DETAILS\*

**Fenwicks**

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Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)