

The Accommodation Comprises:-

Front door to:-

Communal Entrance Hall:-

Security entry system, front door into:-

Entrance Vestibule:-

Door to:-

Open-plan Living Room:- 25' 6" x 19' 2" (7.77m x 5.84m) Maximum Measurements

Kitchen/dining and lounge area: Deep cupboard for storage containing mega-flow boiler, stairs to living area with windows enjoying views to the front of the property, casement door giving access to front and side elevations, superb range of base and eye level units with work surfaces, underlighting to wall units, ceramic hob with stainless steel extractor over, Neff oven and grill, one and a half bowl stainless steel sink unit with mixer tap, breakfast peninsula bar, recess for refrigerator, integrated washer/dryer, integrated dishwasher, dining area with space for table and chairs, cupboards. Sitting area enjoying views with two radiators, lighting inset ceiling, door giving access to basement via steps with space for fridge/freezer / electrical appliance and storage.

Bedroom 1:- 14' 4" x 13' 3" (4.37m x 4.04m) Maximum Measurements

Sliding patio doors enjoying views and accessing the courtyard and rear garden, radiator, door to:-

En-Suite Bathroom:- 11' 8" x 5' 1" (3.55m x 1.55m) Maximum Measurements

Panelled bath with central mixer tap and hand shower attachment, shower screen, close-coupled WC, circular bowl with mixer tap with vanity unit under, chrome towel rail, shaver socket, tiled floor, tiled floor.

Bedroom 2:- 15' 3" x 10' 1" (4.64m x 3.07m) ~Maximum Measurements

Window to side elevation, radiator.

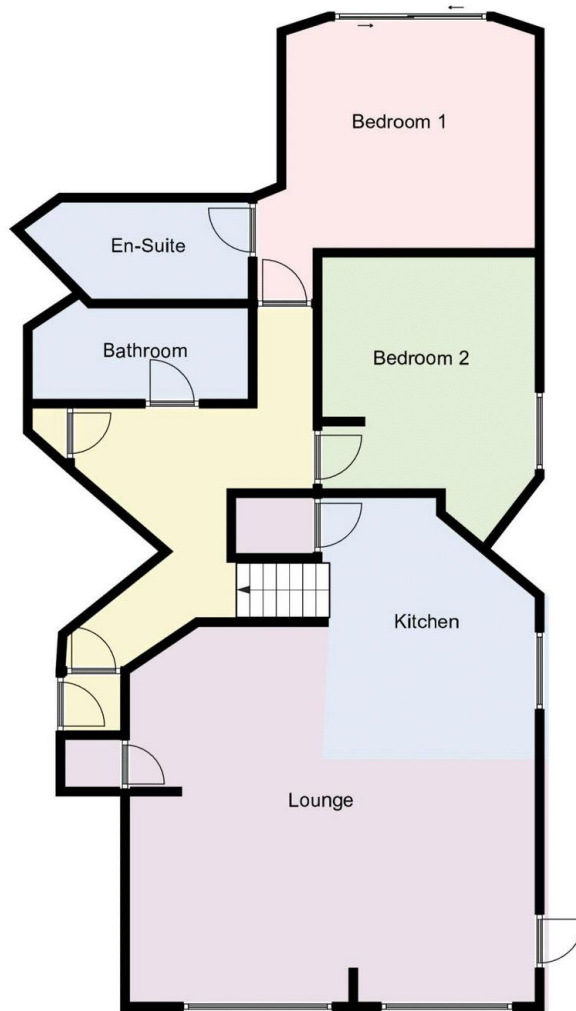
Bathroom:- 10' 8" x 4' 7" (3.25m x 1.40m) Maximum Measurements

Panelled bath with central mixer tap, hand shower attachment, shower screen, close coupled WC, wash hand basin with mixer tap inset vanity unit, tiled with complimentary floor tiling, inset lighting and extractor.

Outside:-

Parking for residents and visitor parking, garage with electric up and over door, delightful rear garden with easily maintained lawns , fine array of shrubs and bushes and shed to the rear.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Council Tax Band: C

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£409,000

2 Threepennybit, 33 East Street, Fareham, PO16 0DF

DRAFT DETAILS

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks
 THE INDEPENDENT ESTATE AGENT