

£279,999

141 Gordon Road, Fareham, PO16 7TB

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



- Terraced
- Two Bedrooms
- Entrance Hall
- Open-plan Lounge/Diner
- Kitchen
- Cloak-Utility Room
- Bathroom
- Gas Central Heating & Double Glazing
- Long Enclosed Rear Garden
- Nearby Well Regarded Schools

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference : F2076

Council Tax Band: B

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



Ground Floor



First Floor

The Accommodation Comprises:-

Open Entrance Porch:-

Front door with obscured double glazed, stained glass panels inset into:-

Entrance Hall:-

Radiator, stairs to first floor.

Open-Plan Lounge/Diner



Lounge Area:-

12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed windows to front elevation, double radiator, coving to textured ceiling.



Dining Area:-

16' 8" x 13' 6" (5.08m x 4.11m)

Double glazed window to rear elevation, double radiator, under stairs cupboard with storage.



Kitchen:-

9' 11" x 7' 11" (3.02m x 2.41m)

Double glazed window to side elevation, door giving access to side and rear, range of base and eye level units with roll-top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, gas hob, stainless steel extractor over, oven and grill, recess for fridge/freezer, door to:-



Cloak/Utility Room

7' 10" x 4' 1" (2.39m x 1.24m)

Double glazed windows to side and rear elevations. close-coupled wc, pedestal wash hand basin, roll-top work surface with recess under for washing machine and tumble dryer, continuation of tiled floor which is also in the kitchen.

First Floor Landing:-

Access to loft, Velux window.

Bedroom 1:-

13' 10" x 10' (4.21m x 3.05m)

Double glazed sash windows to front elevation, picture rail, radiator.



Bedroom 2:-

13' 6" x 7' 1" (4.11m x 2.16m)

Double glazed window to rear, cupboard with hanging space, and shelving for storage, radiator.



Outside:-

Boarded by brick-wall and astro-turf to the front for ease of maintenance. Enclosed rear garden has wooden decking for sitting, socialising and entertaining purposes, water tap, lawns, garden shed and wrought-iron gate gives pedestrian access to the rear.



Bath & Shower Room:-

9' 11" x 7' 11" (3.02m x 2.41m)

Obscured double glazed window to rear, close-coupled wc, wash hand basin with mixer tap inset vanity unit, deep and long panelled bath, corner shower cubicle with double shower over, tiled to dado rail height, complementary floor tiling, chrome towel rail, flat ceiling with lighting inset, wall-mounted extractor.



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