

## £359,000

### 28 Kings Road, Fareham, PO16 0NU

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



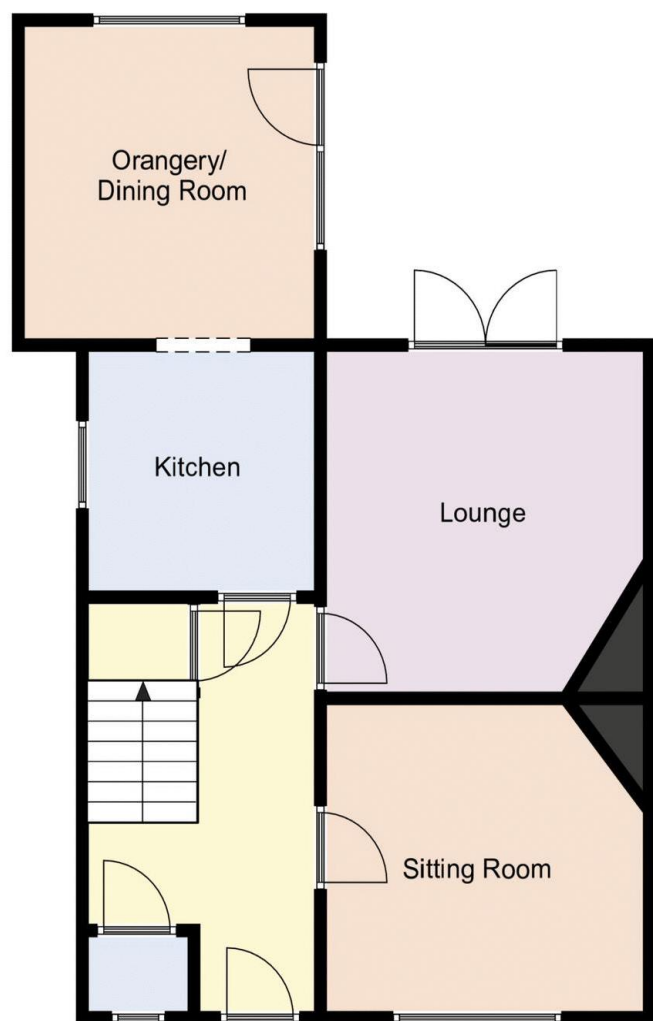
- Extended Family Home
- Three Bedrooms
- Lounge
- Sitting Room
- Orangery/Dining Room
- Kitchen
- Downstairs WC
- Shower Room
- Enclosed Rear Garden
- Off-Road Parking and Garage
- Energy Efficiency Rating: D/64

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

Property Reference : F2127

Council Tax Band: C

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



**Ground Floor**



**First Floor**

## The Accommodation Comprises:-

Front door into:-

### Entrance Vestibule:-

tiled floor.

### Entrance Hall:-

Stairs to first floor, double radiator, under stairs cupboard.

### Cloakroom:-

Obscured glazed window, close-coupled wc, corner wash hand basin with tiled splashback, tiled floor.

### Sitting Room:-

12' x 11' 10" (3.65m x 3.60m)

Window to front elevation, fireplace, double radiator.



### Lounge:-

12' 3" x 12' (3.73m x 3.65m)

Double opening French doors to garden, double radiator, feature wood-burning fire with tiled hearth.



### Kitchen:-

8' 10" x 8' 7" (2.69m x 2.61m)

Window to side elevation, range of base and eye level units with roll-top work surfaces with tiled surround, single drainer stainless steel sink unit with mixer tap, recess for oven with extractor over, recess for washing machine and dishwasher,.



### Orangery:-

11' 3" x 11' (3.43m x 3.35m)

Window overlooking rear garden, further windows and door giving access side and garden, double radiator, space for American-style fridge/freezer.



## First floor Landing:-

Window to side, access to loft, smoke detector.

## Bedroom 1:-

12' 1" x 11' 6" (3.68m x 3.50m) Maximum Measurements

Window to front elevation, radiator.



## Shower Room:-

8' 1" x 4' 10" (2.46m x 1.47m)

Obscured double glazed window, walk-in shower cubicle, close-coupled wc with concealed cistern, wash hand basin with mixer tap inset vanity unit, tiled walls with complimentary floor tiles.



## Bedroom 2:-

12' 1" x 11' 10" (3.68m x 3.60m) Maximum Measurements

Window overlooking garden, fireplace, radiator.



## Outside:-

Parking to the front and access given to the side of the property, enclosed rear garden has double opening gates with access to garage, patio, Astro Turf lawns for ease of maintenance.



## Bedroom 3:-

9' 3" x 8' 10" (2.82m x 2.69m)

Window to rear, radiator.

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