

Offers in Excess of: £500,000

353 Warsash Road, Fareham, PO14 4LR

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



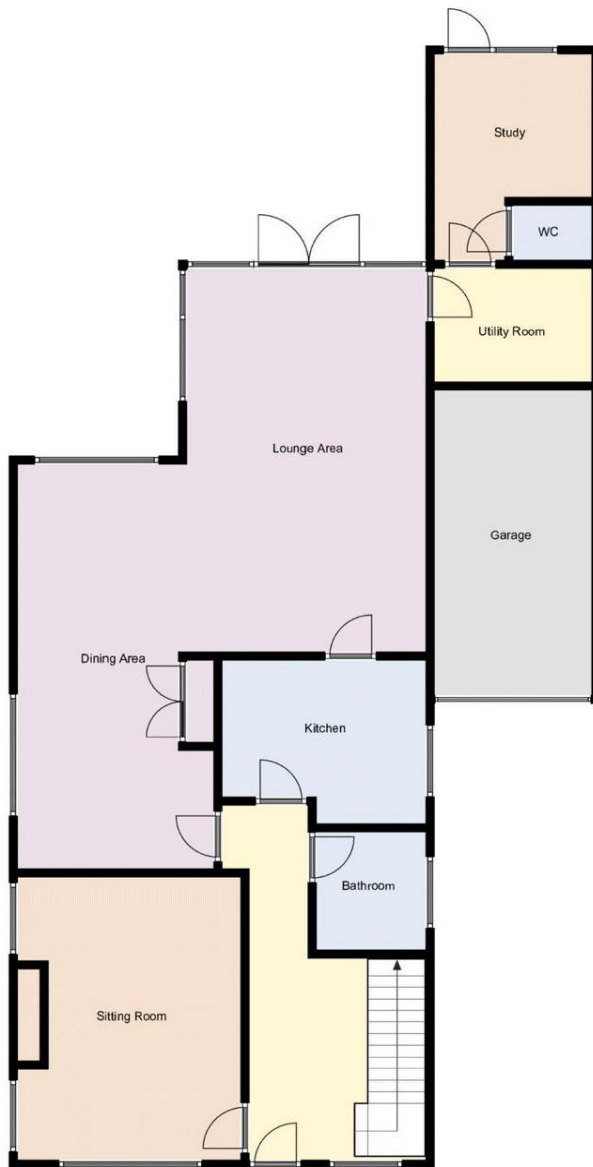
- Detached Family Home
- Three/Four Bedrooms
- Open-Plan Living Area
- Kitchen
- Utility Room
- Study/Bedroom 4
- Bathroom
- Cloakroom
- Shower Room
- Driveway & Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

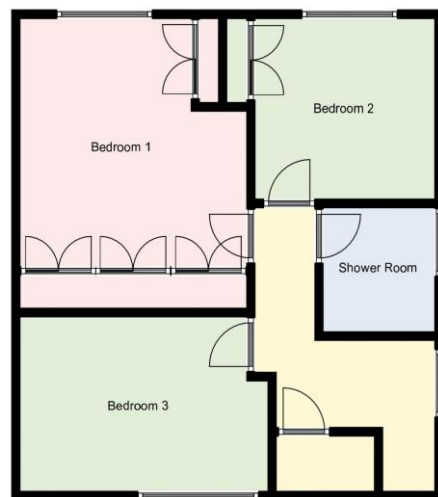
Property Reference : F2106

Council Tax Band: E

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



Ground Floor



First Floor

The Accommodation Comprises:-

Front door into:-

Entrance Hall:-

Window to front elevation, stairs to first floor, radiator, under stairs cupboard, flat ceiling with lighting inset, dado rail.

Sitting room:-

15' 4" x 11' 11" (4.67m x 3.63m)

Windows to front and side elevations, brick-built fireplace with living flame coal effect gas fire inset, coving to flat ceiling, radiator.



Kitchen:-

10' 10" x 8' 10" (3.30m x 2.69m) Maximum Measurements

Window to side elevation, range of base and eye level units with roll-top work surfaces with tiled surround, underlighting to wall units, one and a half bowl sink unit with mixer tap, ceramic hob with stainless steel extractor over, oven and grill, integrated fridge and freezer, dishwasher, microwave door into:-



Lounge/Dining Area/ Orangery:-

Lounge Area:-

21' 10" x 20' 10" (6.65m x 6.35m)

Double glazed door and windows enjoying views and accessing the rear garden, two radiators, door giving access to:-



Dining Area:-

22' x 10' 5" (6.70m x 3.17m) Maximum measurements

Window to rear over looking garden and further window to side, two radiators, double opening doors to storage and shelving, door giving access to hallway.



Utility Room:-

8' 4" x 6' 1" (2.54m x 1.85m)

Stainless steel single drainer sink unit with mixer tap, units over and under, long-line radiator, space for American-style fridge/freezer, door giving access to:-

Study:-

11' 2" x 7' 11" (3.40m x 2.41m) Maximum Measurements

Obscured window and door leading to garden, radiator, door giving access to cloakroom, close-coupled wc, tiled surround, wash hand basin with tiled surround, radiator, flat ceiling with lighting and extractor inset.

**Cloakroom:-**

Close-coupled WC, tiled surround, wash hand basin with tiled surround, radiator, flat ceiling with lighting and extractor inset.

Bathroom:-

6' 4" x 5' 11" (1.93m x 1.80m)

Obscured window to side elevation, close coupled wc, pedestal wash hand basin with mixer tap, panelled with mixer tap and shower attachment, shower screen, long-line chrome towel rail, tiled with complimentary floor tiling, full-width wall-mounted mirror.

First Floor Landing:-

Window to half landing, dado rail, access to loft, storage cupboard.

Bedroom 1:-

12' 0" x 9' 4" (3.65m x 2.84m) Maximum Measurements

Window to rear overlooking garden, fitted wardrobe units, radiator.

Bedroom 2:-

14' 6" x 9' 6" (4.42m x 2.89m)

Window to rear, fitted wardrobe units, radiator.



Bedroom 3:-

12' 5" x 8' 9" (3.78m x 2.66m)

Double glazed window to front, radiator.



Shower Room:-

5' 10" x 5' 10" (1.78m x 1.78m)

Obscured window, close-coupled wc, pedestal wash hand basin with mixer tap, walk-in shower cubicle with full-width wall-mounted mirror, chrome long-line towel rail, lighting inset ceiling.



Outside:-

Hedging to the front and side, resin driveway leading to the garage with automatic door, courtesy door to rear. Rear garden is enclosed, wooden gate gives pedestrian access, patio for sitting, socialising and entertaining purposes, formal well-manicured lawns, mature shrubs and bushes.

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