

# **PROPERTY SUMMARY**

In our opinion this four bedroom detached house is very well presented and will make a perfect family home. Within a great school catchment, the accommodation comprises of an open plan kitchen/diner, separate utility room, lounge, study and conservatory, as well as four well-proportioned bedrooms upstairs, a family bathroom and an ensuite to the master. Other benefits to this property include an attached garage, own driveway and well maintained front and rear gardens. With so much to offer, this property must be viewed! Call our Stubbington office today to book in your appointment.

















ENTRANCE HALL

**KITCHEN/DINER** 23' 4" x 12' 1" (7.129m x 3.691m)

**UTILITY ROOM** 5' 10" x 4' 10" (1.798m x 1.484m)

**LOUNGE** 14' 7" x 13' 10" (4.446m x 4.234m)

**STUDY** 8' 6"x 5' 10" (2.609m x 1.792m)

**CONSERVATORY** 22' 0" x 12' 10" (6.719m x 3.913m)

W/C

UPSTAIRS LANDING

**BEDROOM 1** 13' 8" x 10' 8" (4.183m x 3.264m)

ENSUITE

**BEDROOM 2** 13' 11" x 10' 4" (4.244m x 3.175m)

**BEDROOM 3** 13' 11" x 10' 1" (4.267m x 3.085m)

**BEDROOM 4** 10' 5" x 7' 9" (3.18m x 2.36m)

OUTSIDE

FRONT GARDEN

DRIVEWAY

GAR AGE 20' 1" x 9' 7" (6.136m x 2.930m)

REAR GARDEN

AGENTS NOTES Council Tax Band - D EPC - TCB

GROUND FLOOR 1ST FLOOR



Whilst every altempt has been made to ensure the accuracy of the floorplan costained here, measurement of doors, windows, rooms and any other liems are approximate and on responsibility state for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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## LOCAL AUTHORITY

Fareham Borough Council

## **TENURE**

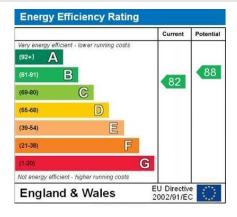
Freehold

## **COUNCIL TAX BAND**

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### **VIEWINGS**

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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