



**£425,000**

**32 Birdwood Grove**

Fareham, PO16 8AF

## PROPERTY SUMMARY

Located in the requested Birdwood Grove with its close proximity to Cams Hill School, Fareham Town Centre and ideally situated for local transport links is this very well presented three bedroom semi detached family home. The property provides a host of benefits to include an open plan kitchen/dining space, separate lounge, ground floor cloakroom, tandem double garage, ample drive space and a very attractive south west facing rear garden. Viewing is highly advised.

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**HALL** Front aspect double glazed window, stairs to first floor landing, radiator, doors to:

**WC** Low flush WC, pedestal hand wash basin, wood laminate flooring.

**LOUNGE** 12' 7" x 11' 1" (3.84m x 3.38m) Front aspect double glazed bay window, fire surround and hearth, radiator.

**KITCHEN/DINING ROOM** 17' 1" x 13' 0" narrowing to 9' 0" (5.21m x 3.96m) Rear aspect double glazed window and double glazed double doors to sun room, range of wall and base units, stainless steel sink and drainer unit, integral double oven with induction hob and hood over, integral dishwasher, space for fridge/freezer, vertical radiator, wood laminate flooring.

**SUN ROOM** 14' 9" x 7' 11" (4.5m x 2.41m) Rear aspect window and door to garden, door to:

**UTILITY CUPBOARD** Plumbing for washing machine and space for tumble dryer, wall mounted boiler.

**LANDING** Loft hatch, doors to:

**BEDROOM** 12' 7" x 11' 2" (3.84m x 3.4m) Front aspect double glazed window, radiator.

**BEDROOM** 12' 3" x 9' 10" (3.73m x 3m) Rear aspect double glazed window, fitted mirror wardrobe, radiator.

**BEDROOM** 9' 3" x 8' 9" (2.82m x 2.67m) Rear aspect double glazed window, radiator.

**BATHROOM** Front aspect double glazed window, "P" shape bath with mains shower over, low flush WC, pedestal hand basin, tiling, towel rail radiator.

**SOUTH WEST FACING GARDEN** Approximately 90ft, large patio area, large lawn area, borders, storage shed, further patio area, further storage brick shed, door to:

**GARAGE** 27' 5" x 7' 7" (8.36m x 2.31m) Rear aspect window, power and light, up and over door.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 85        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 67                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |
| <small>WWW.EPC4U.COM</small>                |   |                         |           |

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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