



BRAMBLES

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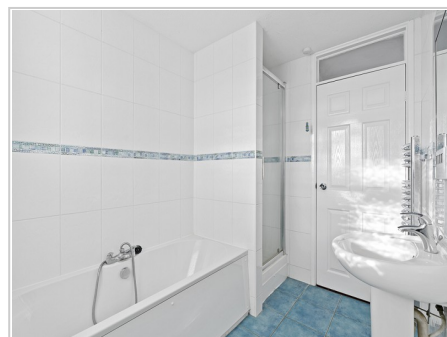
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Pound Gate Drive,
Fareham,
Hampshire.
PO14 4AS

450,000



- Excellent living accommodation to the ground floor
- En suite plus four piece family bathroom
- No forward chain
- Garage and driveway parking
- Gas central heating and double glazing



Ref: PRA12512

Viewing Instructions: Strictly By Appointment Only



Bursledon - 02380 408200
Warsash - 01489 581452

General Description

A four bedroom, two bathroom detached property with excellent living accommodation to the ground floor, with three reception rooms, downstairs cloakroom, utility room and garage. Offered with no forward chain.

Accommodation

Entrance Hall

UPVC door with double glazed opaque inset into hallway with coir matting and double glazed window to side. Engineered oak flooring, moulded skirting board, access to hatch. Panelled door with chrome fittings to cloakroom.

Cloak Room

Double glazed opaque window to side. Radiator. Wall mounted mini wash hand basin & low level W.C. Fitted carpet and coving.

Hallway

From the entrance hall, panelled door with chrome fittings to the inner hallway and continuation of engineered oak flooring. Double glazed window to side. Carpeted stairs with balustrade to first floor. Radiator. Panelled door to understairs storage cupboard.

Lounge

Panelled door with chrome fittings into lounge. Double glazed window to front. Radiator. Engineered oak flooring. Moulded skirting boards and coving.

Dining Room

Double glazed sliding patio doors to garden, with continuation of oak engineered flooring. Moulded skirting boards, coving and radiator.

Kitchen

Panelled door with chrome fittings to kitchen. Double glazed window and UPVC door with double glazed inset into conservatory. Radiator. A range of fitted light grey gloss wall and base units incorporating integrated fridge freezer, integrated dish washer, wine cooler. White gloss work surfaces. Stainless steel sink with mixer tap. Five gas hob burner with extractor above. Inset spot lights.

Conservatory

Double glazed french doors and windows to garden with tiled flooring. Wall lights.

Utility Room

Panelled door into utility room. White gloss wall and base units. Space for appliances and washing machine. Stainless steel sink unit with drainer and mixer taps. Work surface. Door leading into garage.

GARAGE

Up and over door with power and light. Wall mounted Worcester central heating boiler.

Landing

Large landing with fitted carpet and access to loft. Airing cupboard incorporating hot water tank.

Bathroom

Panelled door with chrome fittings to fully tiled bathroom with tiled floor. Double glazed opaque window to the garden. Bath with centralised chrome mixer taps with shower attachment. Low level W.C. Pedestal wash hand basin with chrome mixer tap. Chrome ladder style heated towel rail. Separate tiled shower cubicle.

Bedroom 1

Panelled door with chrome fittings, double glazed window to front. Radiator. Moulded skirting boards. Laminate floor and fitted double wardrobe.

Bedroom 2

Panelled door with chrome fittings. Double glazed bay window to front. Radiator. Two fitted single wardrobes. Laminate flooring. Archway with panelled door into en-suite.

Bedroom 3

Panelled door. Fitted carpet. Double glazed window to rear. Radiator.

Bedroom 4

Panelled door. Double glazed window to front. Storage area over stairwell. Fitted carpet.

GARDEN

Lawned area incorporating patio. Access to front via both sides of property.

En Suite

Double glazed opaque window to rear. Tiled shower cubicle. Low level w.c. Tiled flooring. Pedestal wash hand basin.

Services

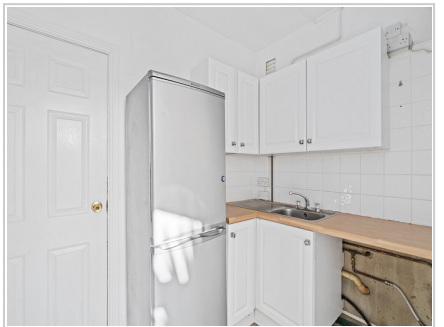
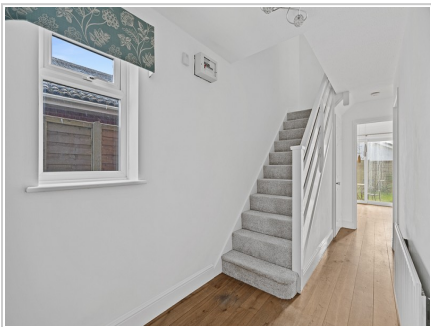
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

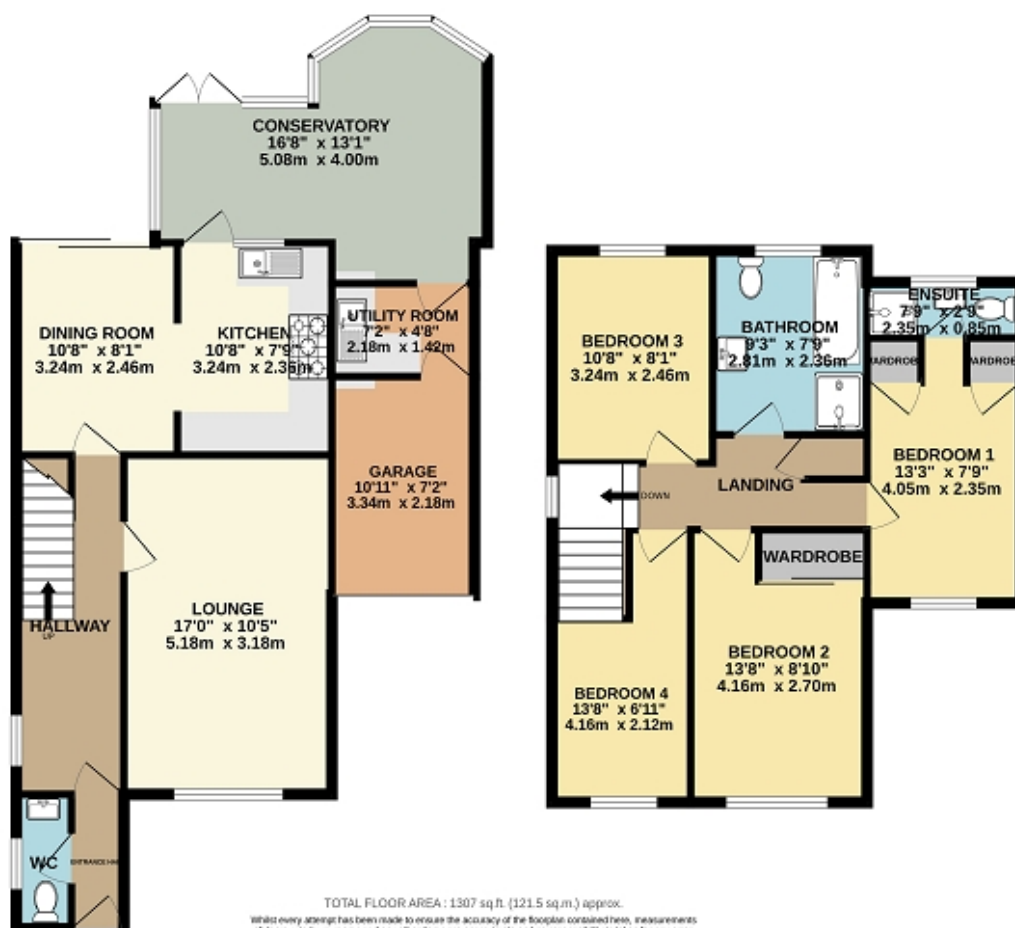
Council Tax

Band Not Specified



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Mapbox ©2024

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.