

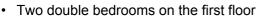
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- · Gas central heating and double glazing
- Extended on the ground floor with open plan kitchen
- Modern fitted kitchen with integrated appliances
- Separate downstairs WC and utility room
- No forward chain









Ref: PRA12529

Viewing Instructions: Strictly By Appointment Only







### **General Description**

An extended two double bedroom house in the popular location of Titchfield Common with no forward chain.

### Accommodation

### **PORCH**

Composite door with double glazed opaque insert. Carpet. Skirting boards. Double glazed window to side. Opening into lounge.

### Lounge (17' 6" x 12' 11") or (5.33m x 3.93m)

Carpet. Stairs rising to first floor. Double glazed window to front. Two radiator. Moulded skirting boards. Dado rail. Coving. Electric fireplace set in tiled hearth and mantelpiece above. Under stairs cupboard. Opening to kitchen.

## Kitchen (8' 11" x 12' 11") or (2.72m x 3.93m)

Open plan into the sun room. Ample work surfaces with tiled splashback. Range of matching wall and base units with two display cabinets. Inset spot lights. Radiator. Skirting boards. Freestanding Belling cooker with five gas burner hob and double oven with extractor hood above. Wall mounted Worcester boiler concealed in matching wall unit. Ceramic sink and drainer with chrome mixer tap. Integrated appliances including; dishwasher, fridge and freezer. Vinyl flooring.

## Sun Room (9' 3" x 16' 0") or (2.82m x 4.87m)

Part tiled flooring and part vinyl. Open plan from the kitchen. Double glazed windows to the rear. Inset spot lights. Moulded skirting boards. UPVC door with double glazed insert leading to garden. Additional French doors opening to garden. Door to utility room.

## Utility Room (7' 0" x 7' 0") or (2.13m x 2.13m)

Tiled flooring. Doors to garage and downstairs WC. Work surface. Double glazed Velux style window. Space and plumbing for washing machine. Skirting boards. Double doors to storage cupboard. Double glazed window into garage.

## W.C (6' 1" x 3' 11") or (1.86m x 1.19m)

Tiled flooring and walls. Low level WC in concealed cistern. Pedestal hand wash basin with chrome mixer rap set in modern vanity unit. Inset spot lights. Moulded skirting board. Extractor fan.

### Landing

Continuation of carpet. Doors to all rooms. Skirting boards. Access to loft.

## Bedroom 1 (9' 2" x 12' 11") or (2.80m x 3.93m)

Double glazed window to front. Radiator. Dado rail. Carpet. Skirting boards.

# Bedroom 2 (9' 0" x 12' 11") or (2.74m x 3.93m)

Double glazed window to rear. Radiator. Picture rail. Carpet. Skirting boards. Door to airing cupboard housing hot water tank and shelving.

# Bathroom (6' 0" x 7' 9") or (1.82m x 2.35m)

Vinyl flooring. Double glazed opaque window to side. Panelled bath with fully tiled surround and separate shower attachment. Pedestal hand wash basin. Radiator. Low level WC.

## GARAGE (22' 7" x 7' 0") or (6.89m x 2.13m)

Access from utility room, double doors opening to the front. Power and lighting. Work surface/workshop area at the rear.

### **GARDEN**

Decking with step up to artificial laid to lawn with built in seating surrounding previous water feature no longer in use. Space for shed. Raised flower beds on both sides.

### Other

Driveway parking to the front for multiple vehicles.

Fareham borough council tax band C-£1,834.14 Sellers position- No chain

### Services

### **Tenure**

We are informed that the tenure is Freehold

### Council Tax

**Band Not Specified** 

















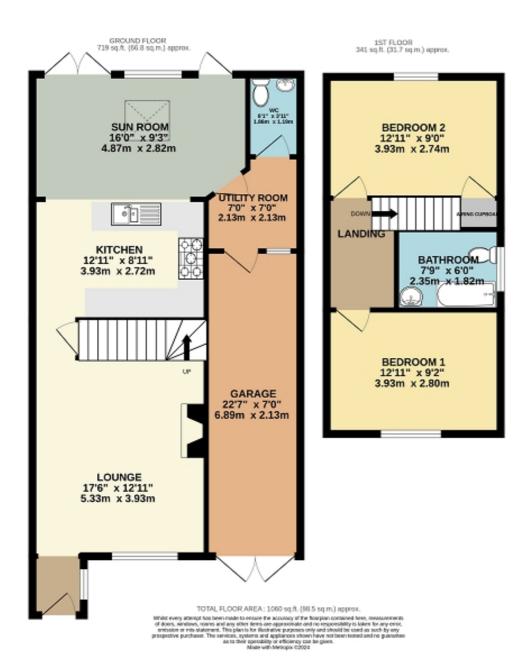












All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase 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.