



BRAMBLES

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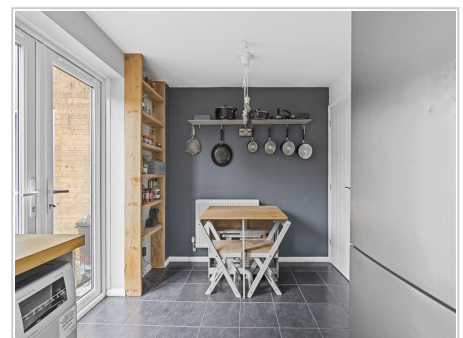
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Andersen Close,
Whiteley,
Fareham,
Hampshire.
PO15 7ER

350,000



- Off road Parking via spacious driveway and single garage
- Three bedrooms on the first floor including two doubles and a further single
- Quiet cul-de-sac location
- Beautiful outlook from the garden to protected woodlands
- Short walk to Whiteley centre including shops and restaurants
- Double glazing throughout and gas central heating with modern combination boiler



Ref: PRB10707

General Description

An immaculately presented three bedroom end of terraced house in a sought after cul-de-sac location neighbouring protected woodlands.

Accommodation

Entrance

Entrance via composite front door with opaque inset glass windows into entrance hall. UPVC double glazed window to side aspect, engineered wooden flooring, radiator with independent thermostat. Doors to lounge and WC.

W.C

UPVC double glazed opaque window to front aspect, low level toilet with cistern behind, sink with cupboards beneath wall hung mirror. RCD breaker switches, radiator with thermostat.

Lounge

Large lounge with UPVC double glazed window to front aspect, radiator beneath, engineered wooden flooring moulded skirting boards, stairs leading to first floor, doorway to kitchen/diner.

Kitchen

UPVC double glazed french doors leading to garden and UPVC window overlooking the garden. Farm house style sink, Fridge freezer, Oven, washer dryer all Bosch products, Whirlpool dishwasher, solid wood effect work top with cupboards beneath and above with inset electric hob, extractor fan. tiled walls, and tiles to flooring.

Landing

Stairs leading up from ground floor with carpet to flooring continued all throughout upstairs rooms. doorways to all rooms, loft hatch with pull down ladder, loft partially boarded and with power.

Bathroom

UPVC double glazed opaque window to rear aspect, extractor fan, tiled walls, bath with rain effect shower above, wall hung basin and low level WC with cistern behind, modern heated towel rail, vinyl to flooring.

Bedroom 1

UPVC double glazed window to front aspect with radiator beneath, moulded skirting boards, carpet to flooring, space for king sized bed.

Bedroom 2

UPVC double glazed window to rear aspect, moulded skirting boards carpet wall hung radiator, space for double bed.

Bedroom 3

UPVC double glazed window to front aspect, wall hung radiator, moulded skirting boards and carpet to flooring, large airing cupboard which doubles as wardrobe.

GARDEN

West facing with access via french doors from kitchen, recently laid Astroturf, paved patio area and decking area. Fence panels have been deliberately halved to enjoy the views into the woodland area. Access to garage via garden.

Other

Worcester boiler fitted in 2020
Google Nest thermostat and fire alarm system throughout.

Council Tax Band D £2,063.40

Services

Mains electricity, mains water, mains gas, mains drainage

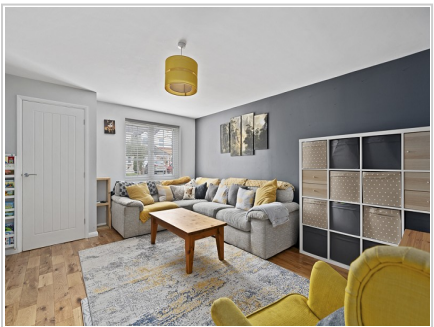
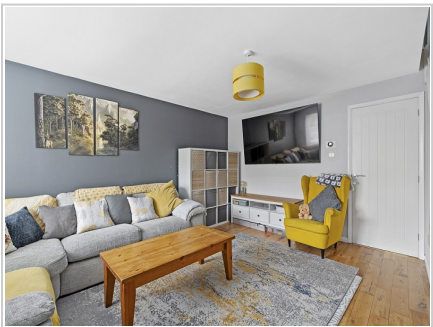
EPC Rating:74

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.