



Stanford Estate Agents are delighted to present this impressive & spacious three bedroom end of terrace town house in Warsash. The property boasts an en suite & dressing room to the master bedroom, cloakroom, three double bedrooms, garage & driveway parking. An internal viewing is highly recommended.

Directions

ENTRANCE HALL:
Smooth plaster ceiling, radiator, stairs to first floor landing, built in storage cupboard.

CLOAKROOM:
Smooth plaster ceiling, obscure double glazed window to front aspect, radiator, low level WC, wash hand basin with storage cupboard below.

KITCHEN: (12'11" x 6'3")
Smooth plaster ceiling, double glazed window to front aspect, radiator, a range of wall mounted & base level units, roll top work surfaces, tiling to principle areas, stainless steel sink & drainer with mixer tap above, space for a fridge/freezer, space & plumbing for a washing machine, built in gas hob & electric oven with extractor hood above.

LOUNGE/DINING ROOM: (16'4" x 13'3")
Smooth plaster ceiling, double glazed French style doors to rear aspect leading out to the rear garden, under stairs storage cupboard, television point, radiator.

FIRST FLOOR LANDING:
Smooth plaster ceiling, radiator, stairs to the second floor landing.

BEDROOM 2: (13'4" x 11'5")
Smooth plaster ceiling, two double glazed windows to front aspect, radiator.

BEDROOM 3: (13'4" x 11'0")
Smooth plaster ceiling, double glazed window to rear aspect, radiator.

FAMILY BATHROOM: (6'4" x 6'4")
Smooth plaster ceiling, extractor fan, panel enclosed bath, low level WC, wash hand basin with storage cupboard below, radiator, part tiled walls.

SECOND FLOOR LANDING:
Smooth plaster ceiling.

BEDROOM 1: (13'5" x 12'10")

Smooth plaster ceiling, double glazed window to front aspect, double glazed window to side aspect, radiator, built in storage cupboard.

DRESSING ROOM: (10'4" x 6'4")
Smooth plaster ceiling, Velux window to rear aspect, radiator.

EN SUITE:
Smooth plaster ceiling, Velux window to rear aspect, radiator, fully tiled shower cubicle, low level WC, wash hand basin with storage cupboard below.

FRONT GARDEN:
Mainly laid to artificial grass with a path leading to the front door.

GARAGE:
Single garage with an up & over door with power & light. In front of the garage is a block paved driveway for one car.

REAR GARDEN:
The enclosed rear garden is mainly laid to lawn with a patio area. There is also rear access & a shed.

OTHER INFORMATION:

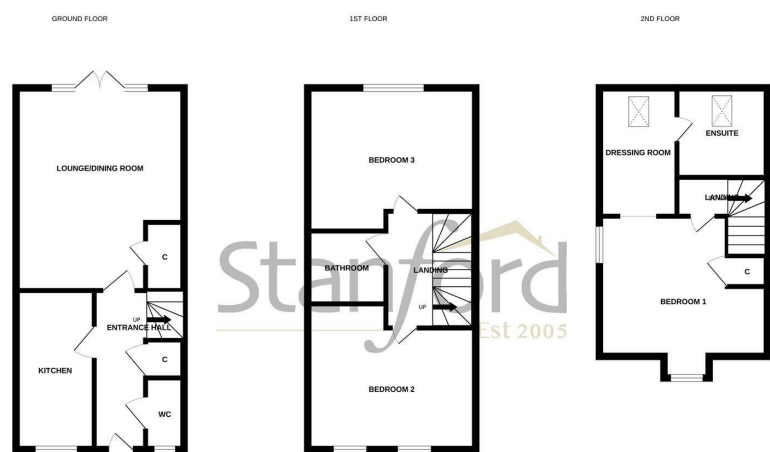
LOCAL COUNCIL: Fareham Borough Council

COUNCIL TAX BAND: Band D

SELLERS POSITION: Looking To Purchase A Property

INFANT/JUNIOR SCHOOL: Hook With Warsash C Of E Academy

SECONDARY SCHOOL: Brookfield Community School



Whilst every attempt has been made to ensure the accuracy of the description 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Lettoplan 12/2011

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on request. All loans secured on property, life assurance is usually required. This can be emailed on request.