

# Serpentine Road

Fareham | Hampshire | PO16 7EH



Guide Price: £325,000 - £350,000

**Chapplins**  
A family business



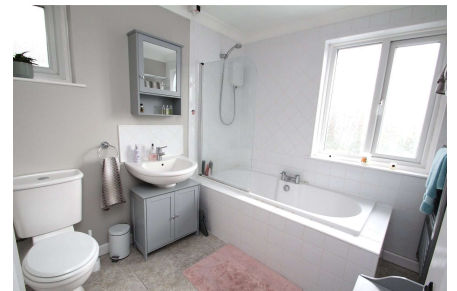
## A family business

### Overview

- Three Bedrooms
- Family Bathroom
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Conservatory
- Downstairs Cloakroom
- Driveway for 3 cars
- West facing rear garden
- Garage
- Harrison and Cams School catchment



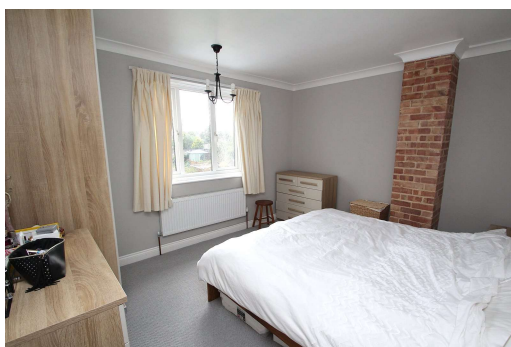
**GUIDE PRICE £325,000 - £350,000.** An older style semi-detached property just outside the town centre of Fareham and in catchment for Harrison and Cams School, the house has a large conservatory and utility, driveway for 3 cars and a garage, an early viewing is recommended.



The house itself has an entrance hallway with cloakroom under the stairs, a door leads to the dining room and there is an archway through to the lounge which has a working open fire, there is a further arch from the dining room to the kitchen so the house has an open plan feel, a small utility room leads from the kitchen and there is a spacious conservatory. Upstairs there are three good sized bedrooms and a large family bathroom.



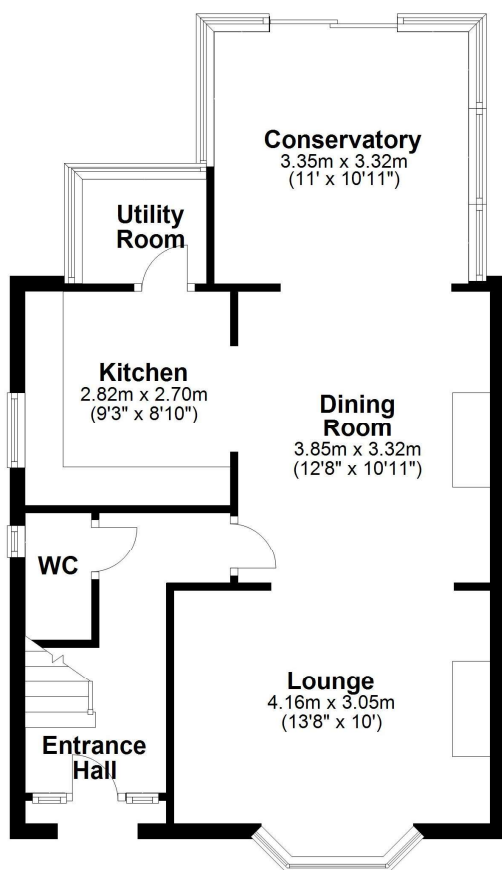
To the front there is a driveway offering parking for 3 cars, there are steps to the front door with a storm porch, there is a shared driveway leading to the garage and there is a pedestrian gate to the rear garden. There is a decked area adjacent to the conservatory and the remainder is laid to lawn with flower and shrub borders, the garden has a sunny west facing aspect.



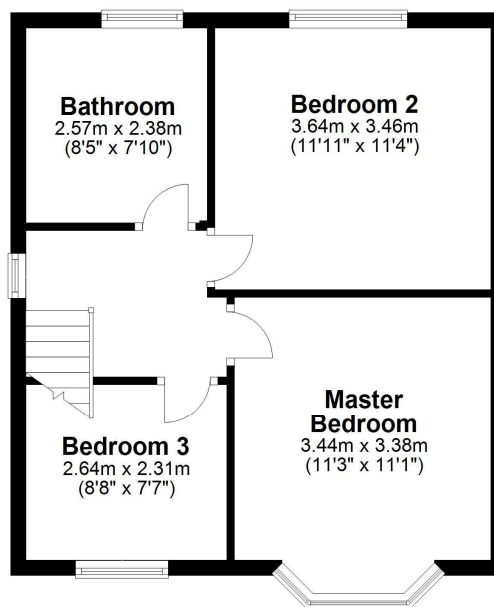
## Directions

From Fareham High Street proceed north into Wickham Road, go across the roundabout and take the first left into Serpentine Road. Continue and the property can be found towards the end, on the left hand side as indicated by the For Sale board.

## Ground Floor



## First Floor



Total area: approx. 100.2 sq. metres (1078.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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This floor plan is provided for the visible guidance to prospective purchasers and is not designed to scale.

Please be aware that due to an update to the Money Laundering Regulations 2007 we are now required to carry out ID checks for all purchasers and we ask that this is made available to us at the point of offer.

#### THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRS) / VENDOR QUESTIONNAIRE.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability, the vendor questionnaire (which is available at our office) and make an appointment to view before travelling to see a property.