

97 Mill Road

Fareham | Hampshire | PO16 0TT



Guide Price: £250,000 - £260,000

Chapplins
A family business



A family business

Overview

- Three bedrooms
- Kitchen/diner
- NO FORWARD CHAIN
- Conservatory
- Garage
- Bathroom
- Popular location
- Downstairs wc



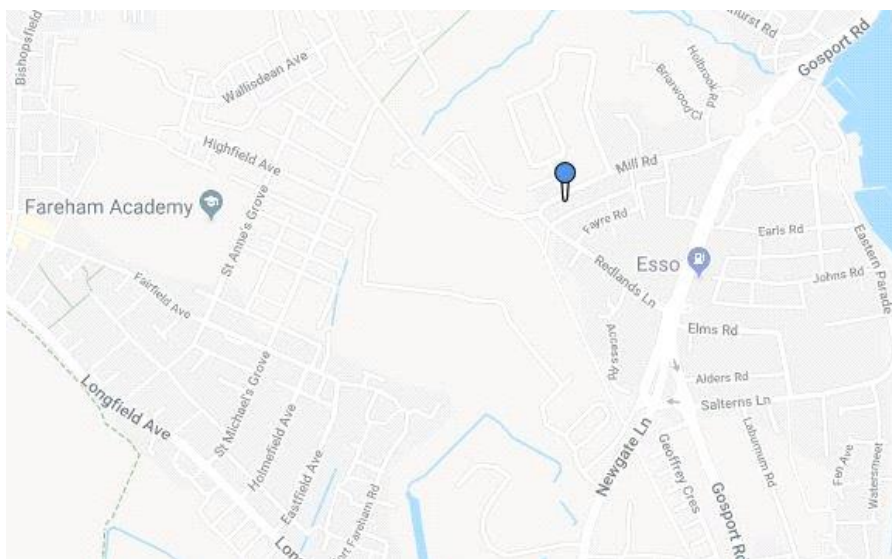
GUIDE PRICE £250,000 - £260,000. An older style three bedroom end of terrace house situated in a popular location of Fareham, offering a kitchen/diner, conservatory and a garage to the rear. An internal viewing is highly recommended to appreciate the accommodation on offer.



The front door leads to an entrance hall with stairs to the first floor. Internal doors provide access to a separate lounge, open plan kitchen/dining room with door leading to the conservatory and a wc. Upstairs there are three bedrooms, two of which are double bedrooms and a family bathroom.



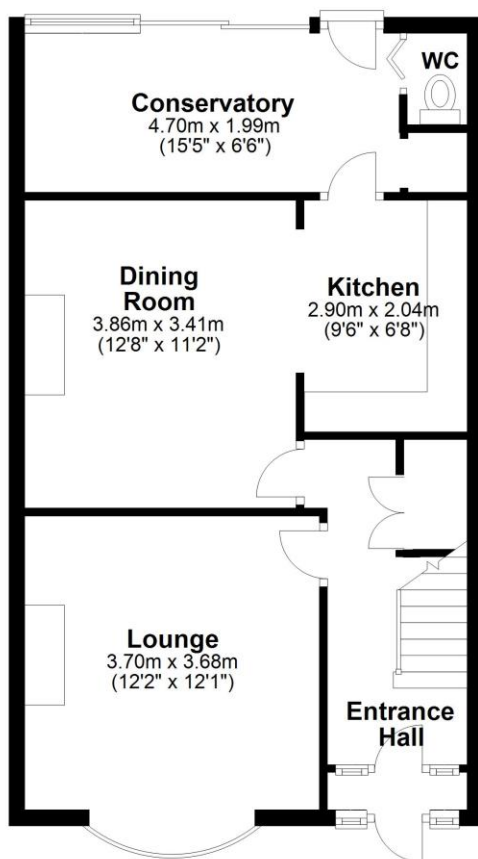
The approach to the property has a small decorative wall with a path leading to the front door. The rear garden benefits from being low maintenance and enjoying a southerly aspect with a patio area adjacent to the rear of the house with space for planted pots, there is a pedestrian door providing access into the garage/workshop and there is a green house.



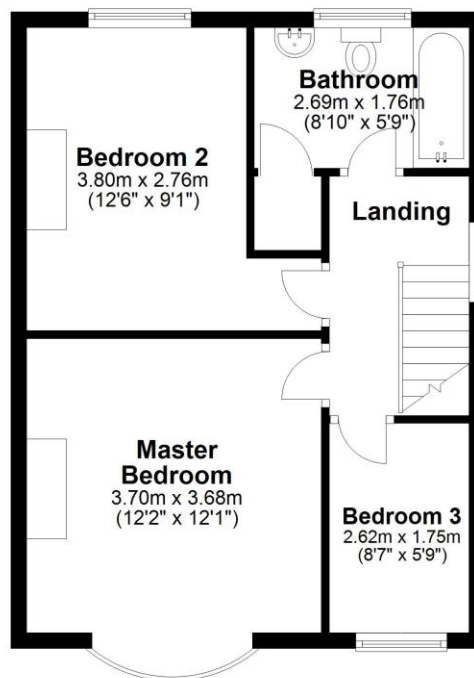
Directions

From Fareham railway station proceed westerly towards the Avenue (A27) and at the first set of traffic lights turn left into Redlands Lane, follow the road under the railway bridge and turn left into Mill Road where the property can be found on the right hand side.

Ground Floor



First Floor



Total area: approx. 96.6 sq. metres (1040.0 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (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.