

# Highlands Road

Fareham | Hampshire | PO15 5PR



Guide Price: £250,000

**Chapplins**  
A family business



## A family business

### Overview

- Three Bedrooms
- Family Bathroom
- Porch
- Lounge
- Kitchen/Diner
- Downstairs Cloakroom
- Lean to Conservatory
- Single garage
- In need of modernisation throughout



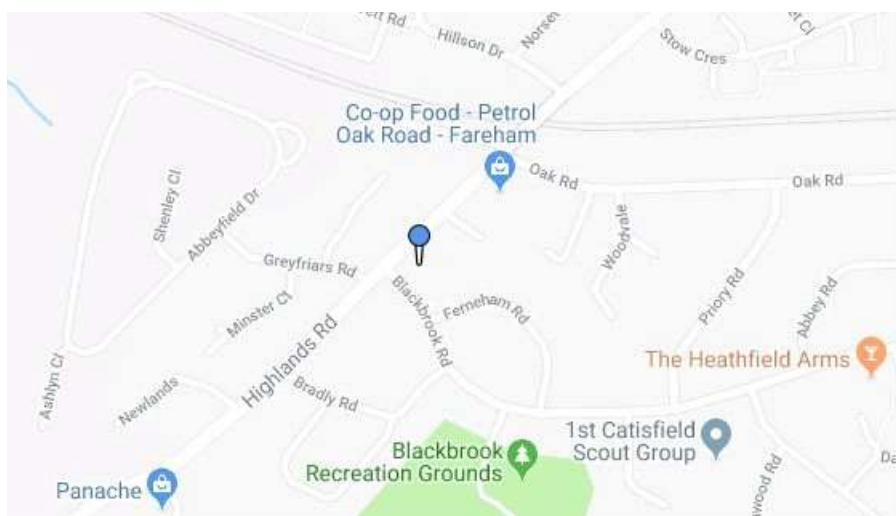
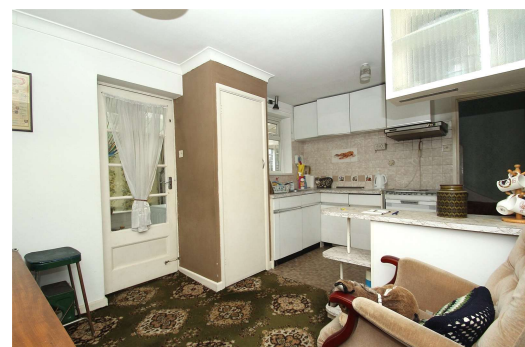
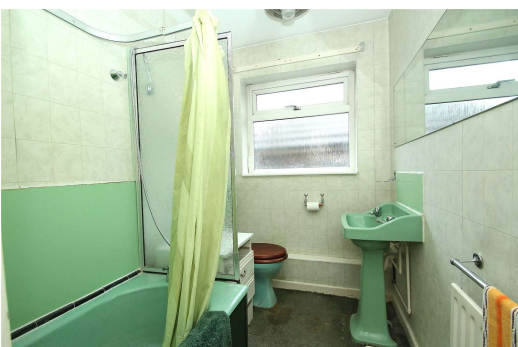
***PRICE GUIDE £250,000 - £260,000. This property would benefit from modernisation throughout and offers good sized living and bedroom accommodation along with a single garage and potential for driveway (stp). An early viewing is highly recommended.***



The property has a porch on the front and the next door leads to the lounge, there is a door to an inner hallway where you will find the cloakroom and stairs to first floor, there is a kitchen/diner and lean to conservatory at the rear of the house. The property is well kept but would benefit from modernisation throughout.



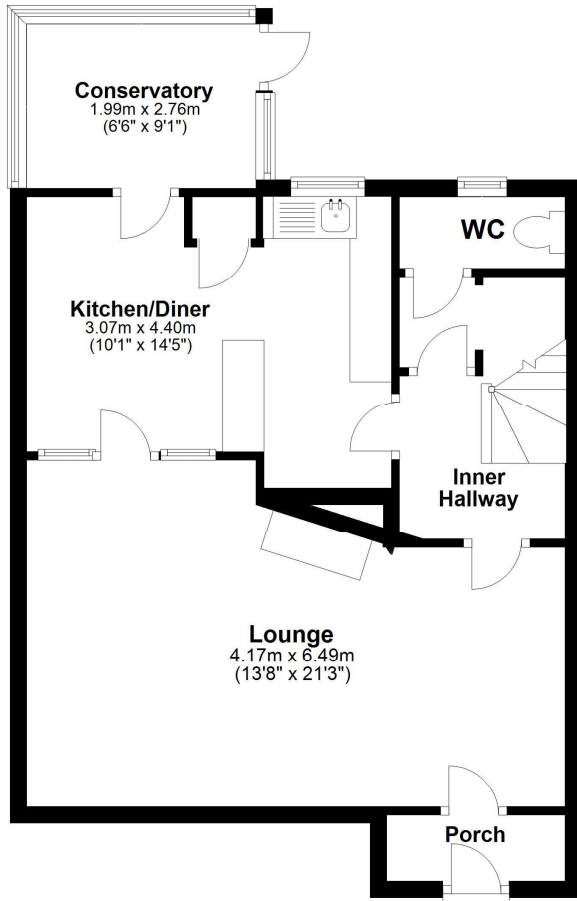
There are gardens to the front and rear of the property and there is a single garage situated at the rear of the property which is accessed via Blackbrook Road, there is space to park a small car outside the garage and there would be potential to create a driveway on the front (stp). The property is within walking distance to the shops at Highlands Road.



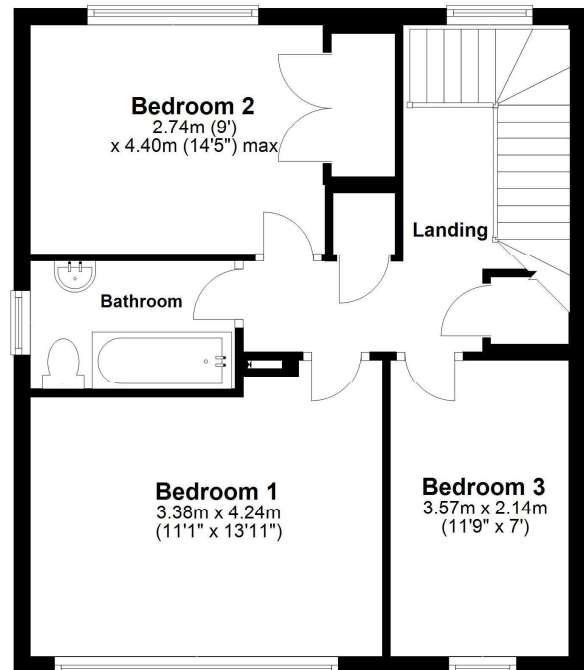
## Directions

From our office take the A27 (The Avenue) and head West, take the right turn into Highlands Road where the property will be found on the right hand side denoted by our for sale board.

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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.