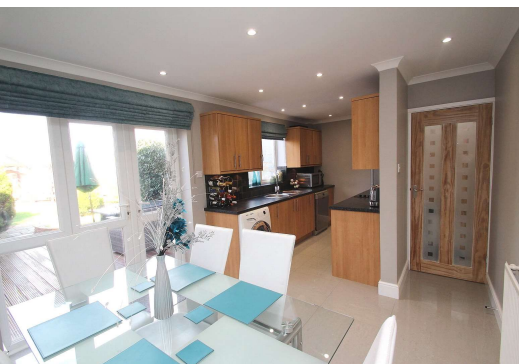


St. Michaels Grove

Fareham | Hampshire | PO14 1DS



Guide Price: £250,000 - £260,000

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Overview

- Three Bedrooms
- Family Bathroom
- Lounge
- Kitchen/Diner
- Large west facing rear garden
- Off road parking
- Immaculate throughout



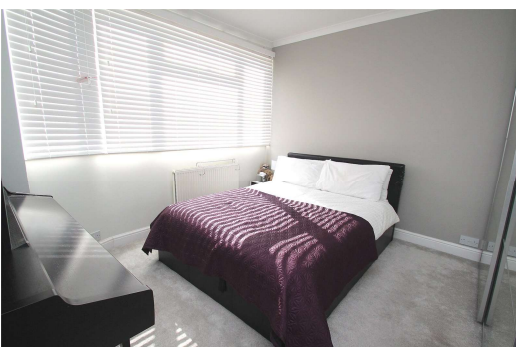
Immaculately presented throughout with a lounge, kitchen/diner, three good sized bedrooms and a family bathroom, off road parking for two cars to the rear and a west facing rear garden which is approx 150ft. An early viewing is recommended.



The property itself has a lovely entrance hall with porcelain tiles, the lounge is to the front and there is a spacious kitchen/diner to the rear with French doors onto the garden. Upstairs there are three bedrooms and a bathroom. The property is presented beautifully throughout. The property has gas central heating with a new combination boiler fitted in 2016 and is double glazed throughout.



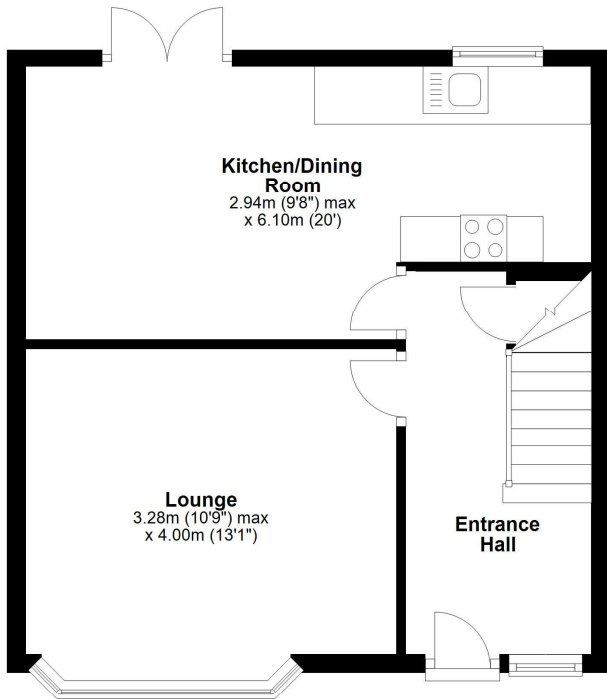
To the front of the property is a low maintenance garden area with some bushes and shingle areas. There is a service lane which leads to the rear where there is off road parking for two cars however there is also a lay by immediately outside the house. The garden has been landscaped and has several sections of lawn and a further circular patio area with a pergola, two sheds, tree and shrub borders and a decked area adjacent to the house, the boundaries are fenced and there is also an area sectioned off which currently houses the clients chickens. There is also an outside tap and outside power sockets



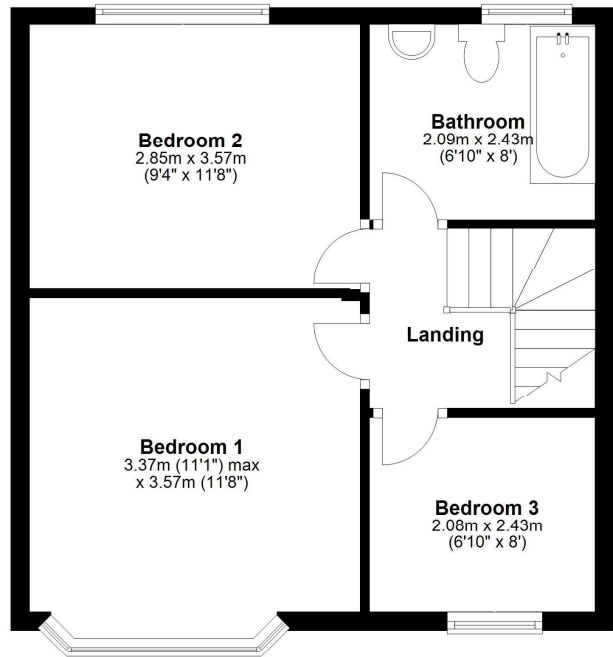
Directions

From Fareham Town Centre take The Avenue (A27) and head west, take the left hand turn at the traffic lights into Redlands Lane then turn right by the church into St Micheals Grove where the property will be found on the right hand side.

Ground Floor



First Floor



Total area: approx. 77.7 sq. metres (835.9 sq. feet)

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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.