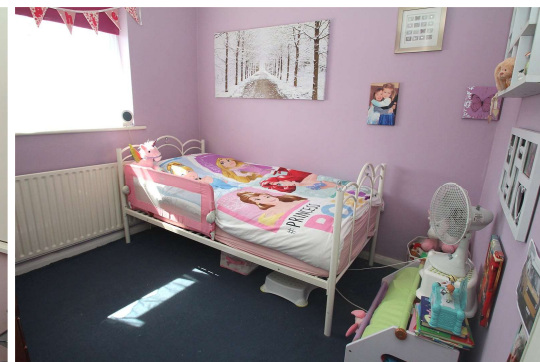


Winnington Close

Fareham | Hampshire | PO15 6HS



Asking Price: £250,000

Chapplins
A family business



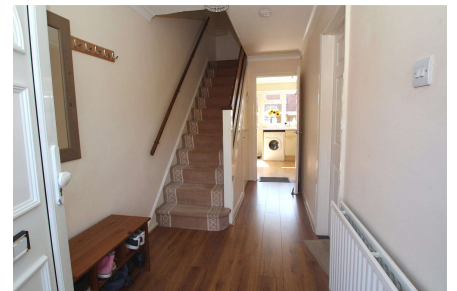
A family business

Overview

- Three Bedrooms
- Bathroom with separate WC
- Good sized Entrance Hall
- Lounge/Diner
- Kitchen
- Driveway
- Garage
- Enclosed rear garden
- Orchard Lea School catchments



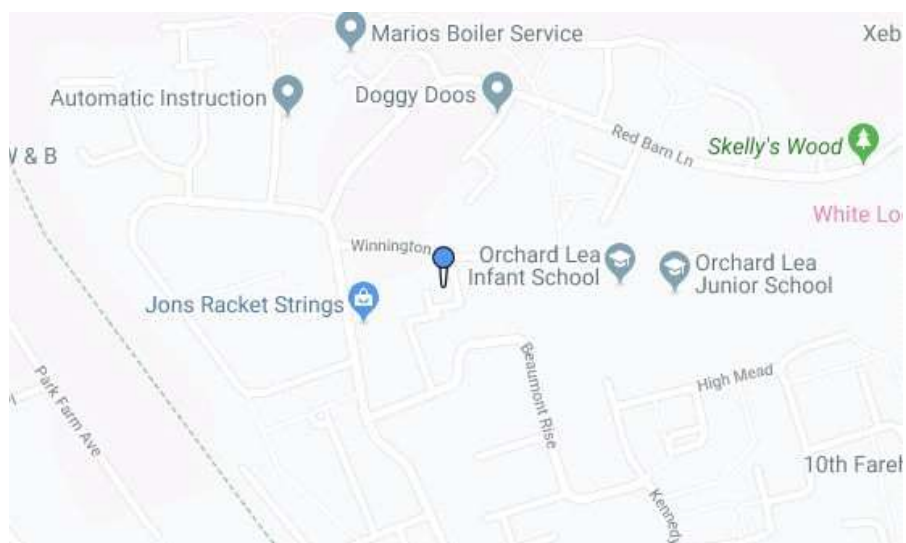
With three good sized bedrooms, a separate WC and bathroom, a lounge/diner, kitchen, its own driveway to the front and a garage in a block to the rear and located close to Orchard Lea Infant and Junior Schools this property will make an ideal family home.



The house itself has a lovely size entrance hall with doors to the lounge/diner and kitchen. Upstairs there are three bedrooms, a bathroom and also a separate WC. The house is well presented throughout.



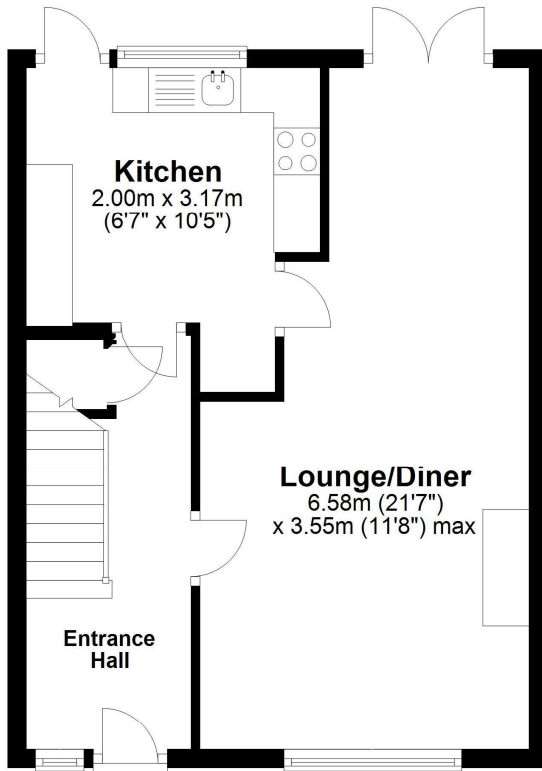
To the front of the property is a private driveway which offers parking for two cars, there is also an electric car charging point. The rear garden is enclosed by fences and has a patio area adjacent to the property, the remainder is laid to lawn, there is a garden shed and there are flower and shrub borders. There is a rear pedestrian gate which leads to the garage block.



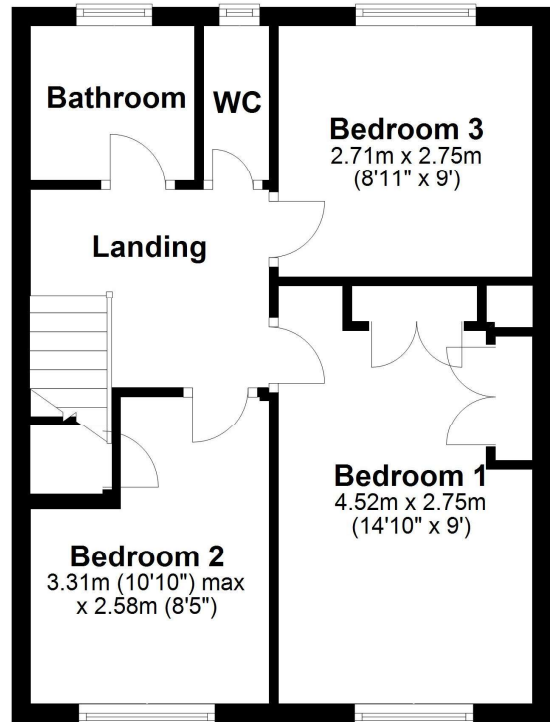
Directions

From Fareham railway station proceed west along The Avenue (A27). At the first set of traffic lights turn right into Gudge Heath Lane. At the end of this road turn right into Highlands Road. Take the first turning on the left into Hill Park Road. Then take the second turning on the right into Winington then left into Winington Close.

Ground Floor



First Floor



Total area: approx. 77.7 sq. metres (836.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(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.