

The Rope Walk

Lower Quay Close | Fareham | PO16 0RE



Asking Price: £300,000

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Overview

- Ropemakers cottage with 2 bedrooms
- Lounge/dining room with vaulted ceiling and a wealth of exposed beams
- Gallery overlooking living area
- En suite shower room
- Separate bathroom
- Separate cloakroom
- 2 parking spaces
- Private garden
- Short distance from town



This stunning period property was originally part of Rope maker's Row in Lower Quay. The main living accommodation is on the first floor and boasts an impressive vaulted ceiling with original timber beams and mezzanine level. An internal inspection of this home is highly recommended.

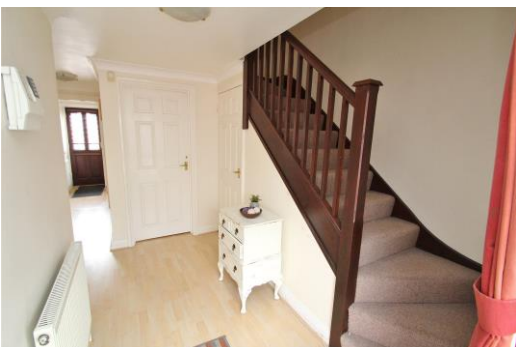


On approach there are two allocated parking spaces in front of the main entrance. On entering the property there is a light entrance hallway with stairs to the first floor, doors to principle rooms and under stairs storage plus rear access to the garden. On the ground floor there are two double bedrooms one with an En suite shower room, a separate fitted bathroom and kitchen/utility area. On the first floor there is a stunning generously sized open plan living area with vaulted ceilings and original timber beams. A mezzanine/galleried landing looks over the main living area and there is also a fitted kitchen and separate WC on the landing.



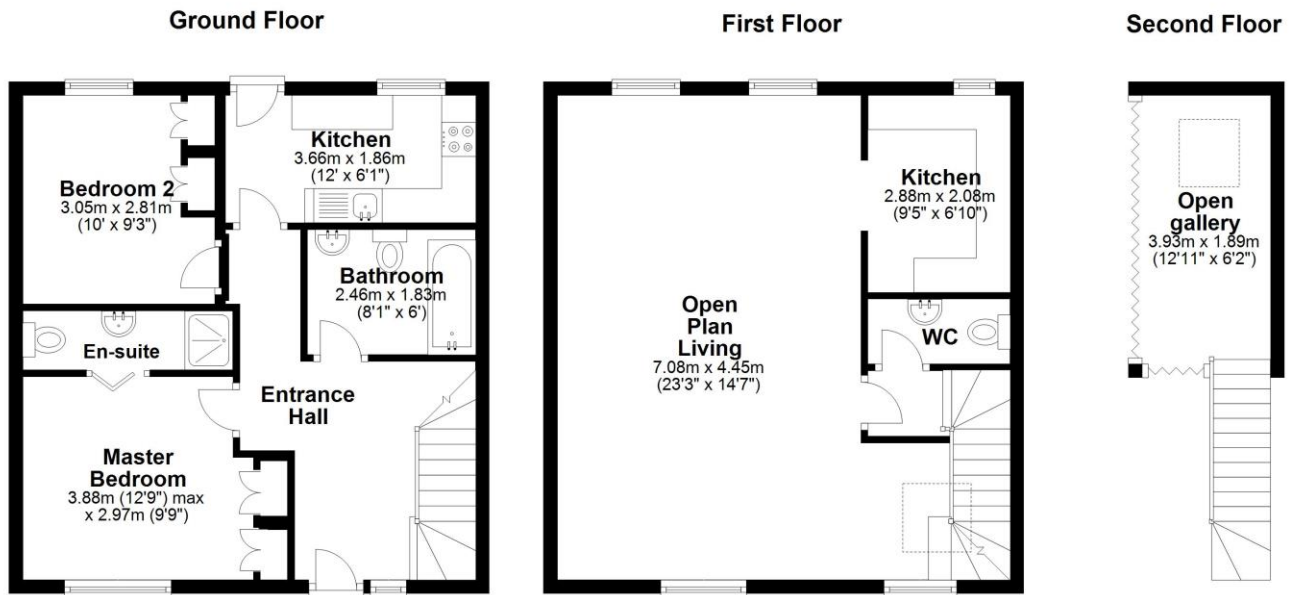
Outside;

From the ground floor kitchen there are decked steps leading up to the south facing rear garden. There is a decked area adjacent to the house which leads to a landscaped garden. There is a slate patio area leading to a summer house which is to remain. There is gated rear access, outside tap and electricity sockets.



Directions

From Fareham proceed south along the Gosport Road adjacent to the Creek and at the first mini roundabout turn left into Lower Quay and follow the road round where Rope Walk can be found on the right hand side. Number 3 can be found on the left hand side.



Total area: approx. 101.1 sq. metres (1088.7 sq. feet)

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

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