

Walton Court

Fareham | Hampshire | PO15 6EZ



Guide Price: £260,000 - £270,000

Chapplins
A family business



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Overview

- Three bedrooms
- Semi-detached house
- Allocated parking
- Garage
- Two reception rooms
- Conservatory
- Orchard-Lea School catchment
- Downstairs cloakroom



GUIDE PRICE £260,000 to £270,000. A well presented home with spacious living accommodation and located within Orchard Lea School catchment area. The property also offers a garage in a nearby block and allocated parking. An internal viewing is highly recommended.



This property is situated in a popular location towards the north of Fareham. The ground floor offers a lounge, separate dining room, kitchen, conservatory and a downstairs cloakroom. Upstairs there are three bedrooms and a family bathroom.



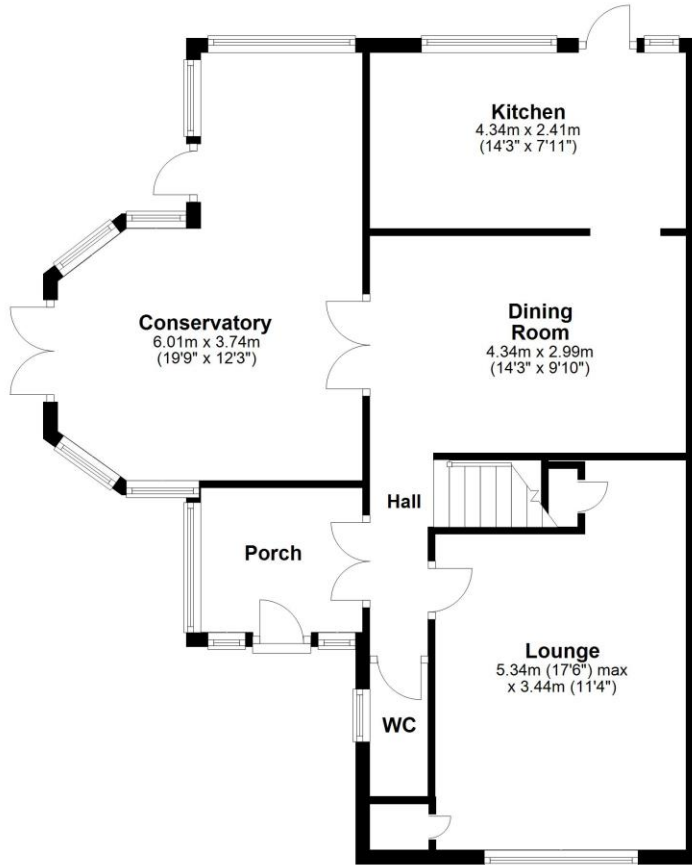
The gardens to the front are landscaped with flowers and shrubs and a pathway to the front door. The rear garden is paved with raised beds to the sides and there is a side area which is shingled. The boundaries are fenced and there is a garage in nearby block with allocated parking.



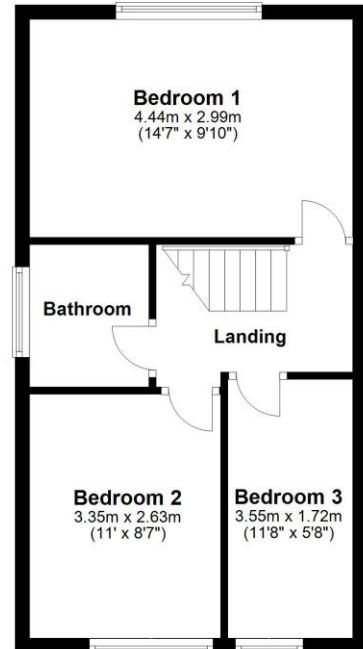
Directions

From the High Street in Fareham proceed north and at the roundabout go straight across into Wickham Road, then take the second left into Old Turnpike. At the traffic lights go straight across into Kiln Road and at the end go left into Red Barn Lane. This road continues into Thames Drive, where Walton Court can be found on the right hand side.

Ground Floor



First Floor



Total area: approx. 110.1 sq. metres (1185.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(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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9 West Street, Fareham, Hampshire, PO16 0BG

01329 283330

fareham@chapplins.co.uk

www.chapplins.co.uk

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.