

# Uplands Crescent

Fareham | Hampshire | PO16 7JZ



£350,000

**Chapplins**  
A family business



## A family business

### Overview

- Three bedrooms
- Semi-detached house
- Two reception rooms
- Conservatory
- Re-fitted family bathroom
- Well maintained rear garden
- Harrison and Cams catchment
- Driveway parking and garage



*A well presented three bedroom home situated in a highly sought after location within Harrison and Cams School catchment area, benefitting from two reception rooms, a conservatory and a re-fitted bathroom. An internal viewing is highly recommended.*



This property is situated in Uplands Crescent and on the ground floor offers a lounge, separate dining room, kitchen and conservatory. Upstairs there are three bedrooms, a re-fitted bathroom and separate toilet.



There is a driveway to the front providing off road parking, the well maintained rear garden has an 'Indian Sandstone' patio area adjacent to the conservatory, an archway leads to a small garden pond, the rest of the garden is laid to lawn with fenced boundaries.

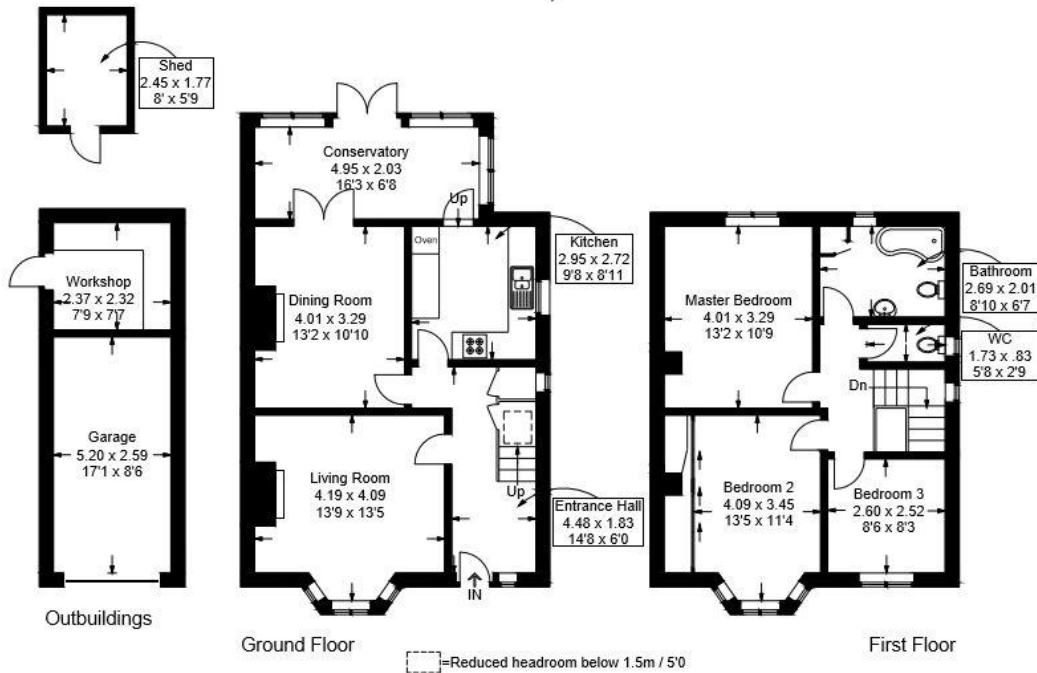


## Directions

From the High Street in Fareham head north and at the roundabout go straight across into Wickham Road. Just after the pedestrian crossing turn left into Serpentine Road and take the second left into Uplands Crescent. The property will be found on the right hand side.

## Uplands Crescent, Fareham

Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft  
 Outbuildings = 25 sq m / 269 sq ft  
 Total = 132.9 sq m / 1430 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(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.