

Malvern Avenue

Fareham | Hampshire | PO14 1QE



Guide Price: £270,000 - £280,000

Chapplins
A family business



A family business

Overview

- Three Bedrooms
- Four piece bathroom
- Kitchen
- Lounge/Diner
- Conservatory
- Enclosed rear garden
- Integral garage
- Block paved driveway



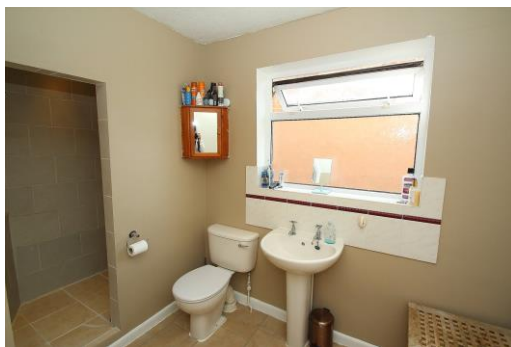
GUIDE PRICE £270,000 - £280,000. Offered with it's own block paved driveway and integral garage is this three bedroom semi-detached house situated in a popular location of Fareham. An internal viewing is highly recommended.



The property has a large lounge/diner which overlooks the front and also leads through to the conservatory. Also leading off the lounge/diner is a modern kitchen which overlooks the rear garden. Upstairs there are three bedrooms and a family bathroom with separate shower.



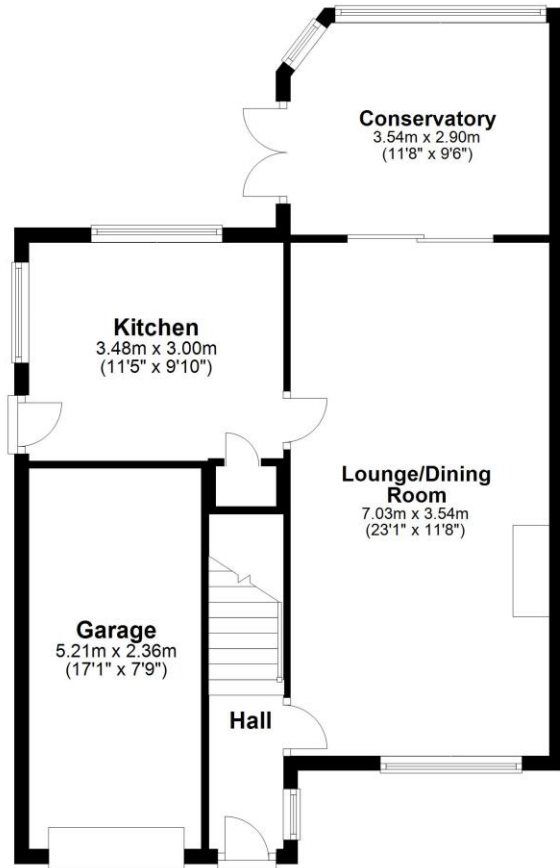
To the front of the property is a driveway providing off road parking which leads to a single garage with up and over door. The remainder of the front is laid to lawn with mature shrubs. There is a side pedestrian gate leading to the rear garden which has a raised decking area and a patio area adjacent to the rear of the property. The remainder is laid to lawn with shrub borders and there is also a large garden shed/workshop.



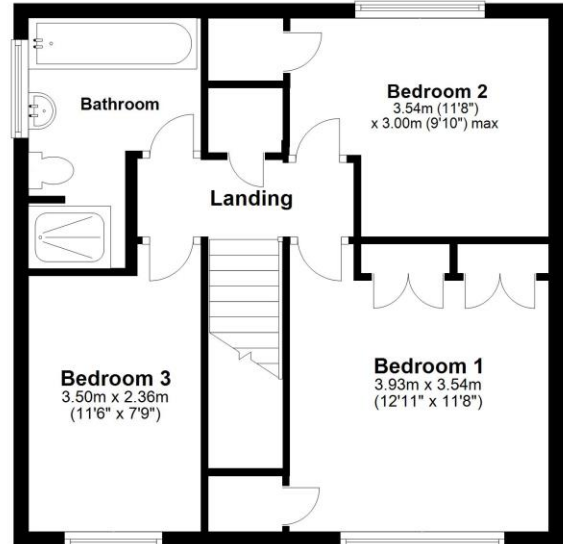
Directions

Proceed in a westerly direction along the A27 from Fareham and at the 2nd set of traffic lights turn left into Bishopsfield Road then first right into Longmynd Drive. Then turn first left into Malvern Avenue where the house will be found on the right hand side as indicated by our For Sale board.

Ground Floor



First Floor



Total area: approx. 116.3 sq. metres (1252.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	62	
(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.