

4 Camelot Crescent

Fareham | Hampshire | PO16 8ER



£400,000

Chapplins
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Overview

- Four double bedrooms
- Detached
- NO FORWARD CHAIN
- Lounge
- Kitchen/breakfast room
- Separate dining room
- Four piece bathroom
- Downstairs Cloak room
- Private rear garden
- Drive way and garage



OFFERED WITH NO FORWARD CHAIN this fantastic four double bedroom house. Located in a quiet cul de sac in the sought after area of Portchester this property must be viewed to appreciate everything on offer. Call now to arrange your appointment.



On approach there is a generous frontage with off street parking for multiple vehicles and access to an integral garage. The front garden is then mainly laid lawn. On entering the property there is a porch leading to the main entrance hall and on the ground floor there is a lounge, kitchen/breakfast room, dining room and WC. On the first floor there are four double bedrooms and a fitted family bathroom.



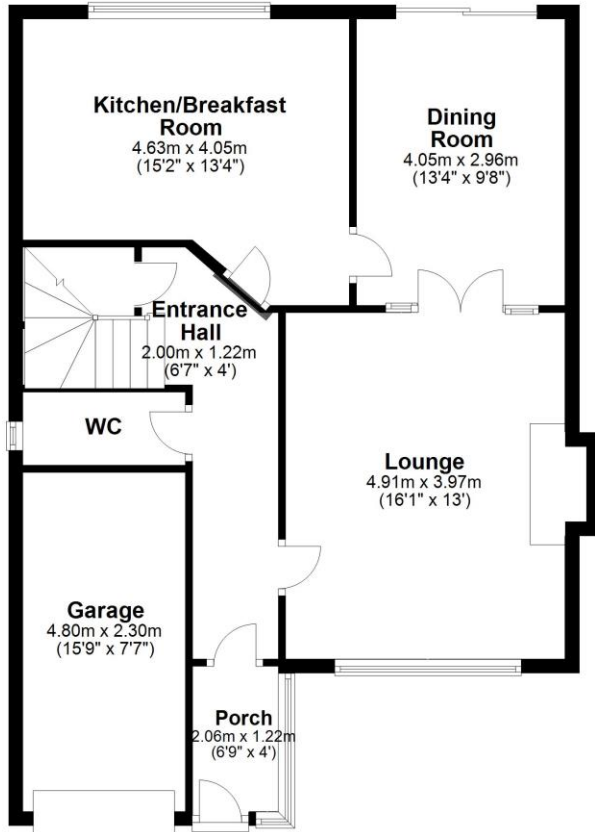
The rear garden has a paved patio adjacent to the property, a laid lawn, paved path way leading to the rear and wooden fence boundaries. there are also a number of small trees, bushes and shrubs.



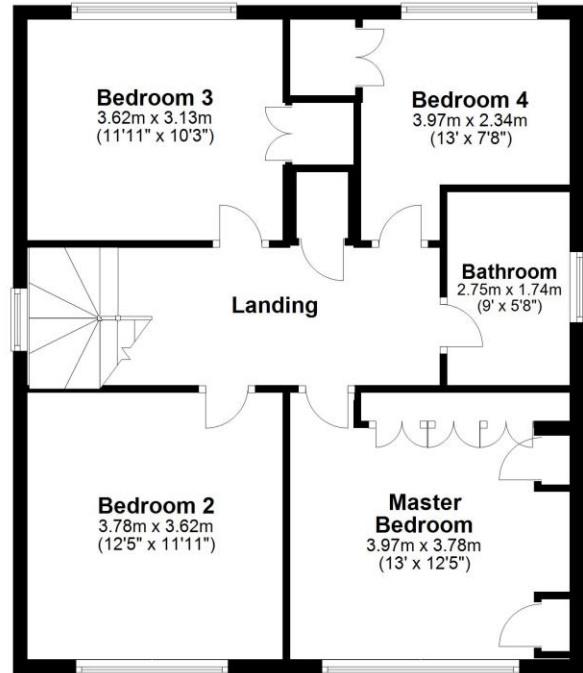
Directions

From our Fareham office proceed along East Street to the roundabout and take the fourth exit into Portchester Road. At the next roundabout go straight ahead and at the following roundabout take the first exit into Dore Avenue, camelot Crescent can then be found at the third turning on the left.

Ground Floor



First Floor



Total area: approx. 147.2 sq. metres (1584.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(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.