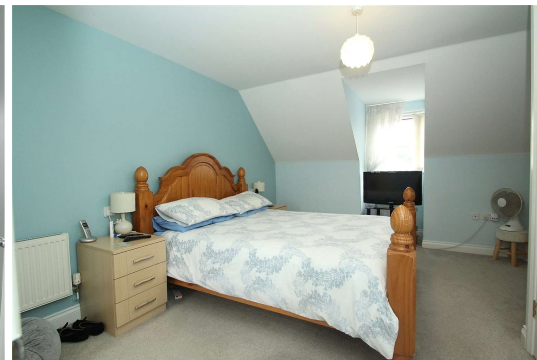


The Tollgate

Fareham | Hampshire | PO16 7FG



Guide Price: £325,000 - £350,000

Chapplins
A family business



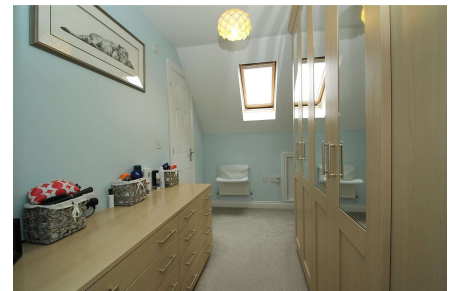
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Overview

- Three double bedrooms
- Well presented throughout
- Re-fitted kitchen
- En-suite to master
- Harrison school catchment
- Gated development
- Two allocated parking spaces
- Landscaped rear garden



GUIDE £325,000 - £350,000. *A beautifully presented house within the Harrison and Cams school catchment area. The property benefits from a re-fitted kitchen with centre island, three double bedrooms, an en suite shower room and dressing room to the master. An internal viewing is highly recommended.*



The property itself has a beautifully refitted kitchen, with a centre island, underfloor heating and composite worktops. A door leads to a lounge/dining room which has been redecorated by the current owner and has patio doors leading out to the rear garden. On the ground floor there is also a downstairs cloakroom. On the first floor there are two double bedrooms and a family bathroom. On the second floor is an impressive master bedroom with dressing area leading to an en-suite shower room.



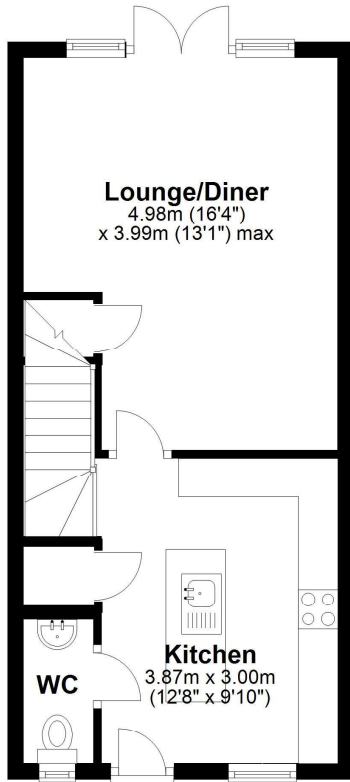
There are two private parking spaces under a car port included with the property. Visitor parking spaces are also available opposite to the property. The rear garden has side and rear access and has been beautifully landscaped to create a 'Porcelain' tiled patio, an artificial lawn, summer house and is fully enclosed by panelled fencing.



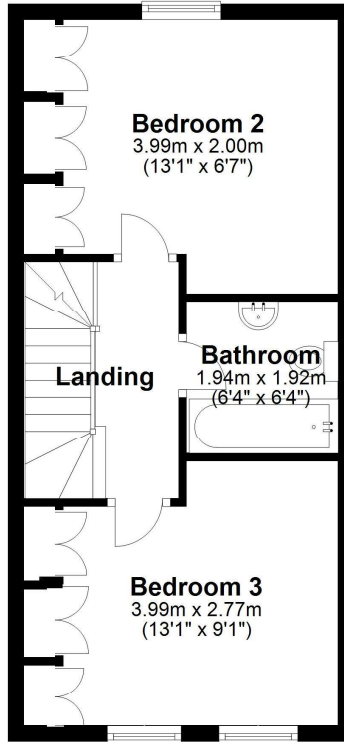
Directions

From Fareham proceed north along the High Street. At the roundabout proceed straight ahead into Wickham Road and take the second turning on the left into Old Turnpike. The Tollgate is the first turning on the left hand side and has a gated entrance. No.26 can be found on the right hand side.

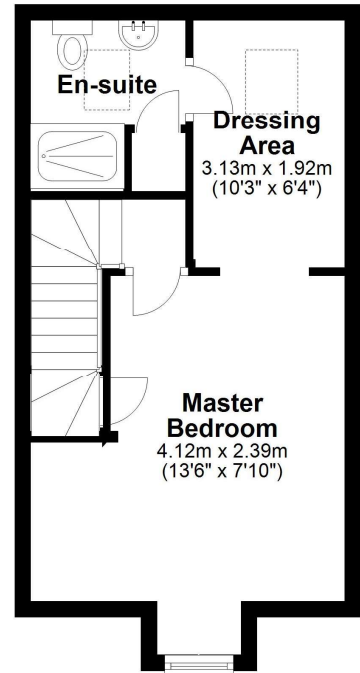
Ground Floor



First Floor



Second Floor



Total area: approx. 101.5 sq. metres (1092.1 sq. feet)

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