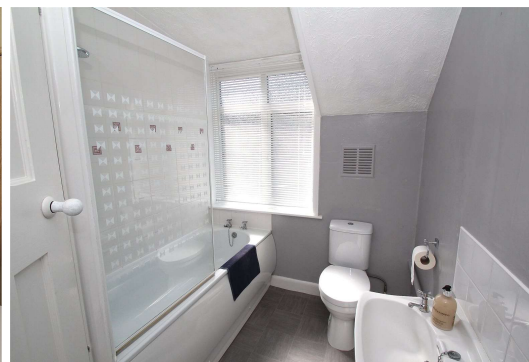


Crescent Road

Fareham | Hampshire | PO16 0HJ



Offers in excess of: £210,000

Chapplins
A family business



A family business

Overview

- Two Bedrooms
- Bathroom
- Lounge
- Kitchen/Diner
- Town Centre Location
- South facing rear garden
- Two allocated parking spaces



This cottage is in the centre of Fareham Town located in a cul-de-sac a stone's throw from Fareham Train Station, with a lounge and kitchen/diner, two good sized bedrooms and bathroom, a south facing rear garden and two allocated parking spaces at the rear an early viewing is recommended.



The house itself has an entrance hall with stairs to the first floor and doorway into the lounge, there is a spacious kitchen/diner to the rear overlooking the garden. Upstairs there are two bedrooms and a bathroom.



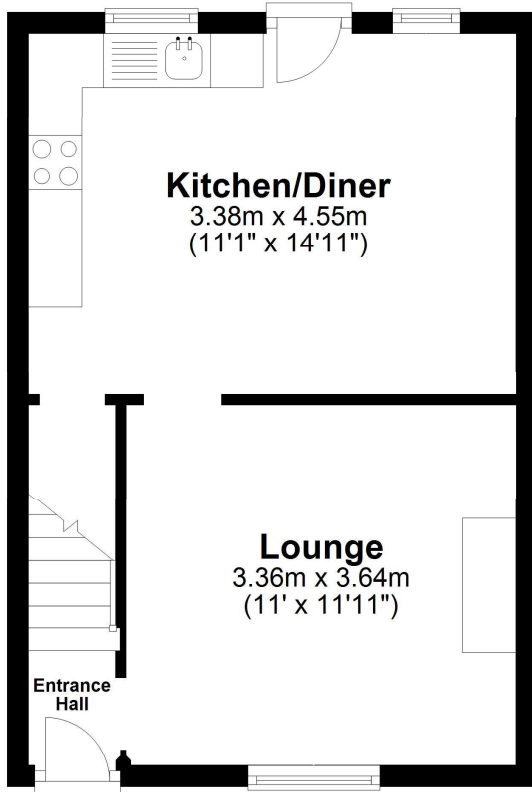
To the front there is a shingled area and pathway with gate, the rear garden is south facing and is laid to lawn with a step down to a further lawned area, there is an outhouse with WC which also houses the boiler, there is a service lane to the rear which gives access to the off road parking for two cars at the end of the garden.



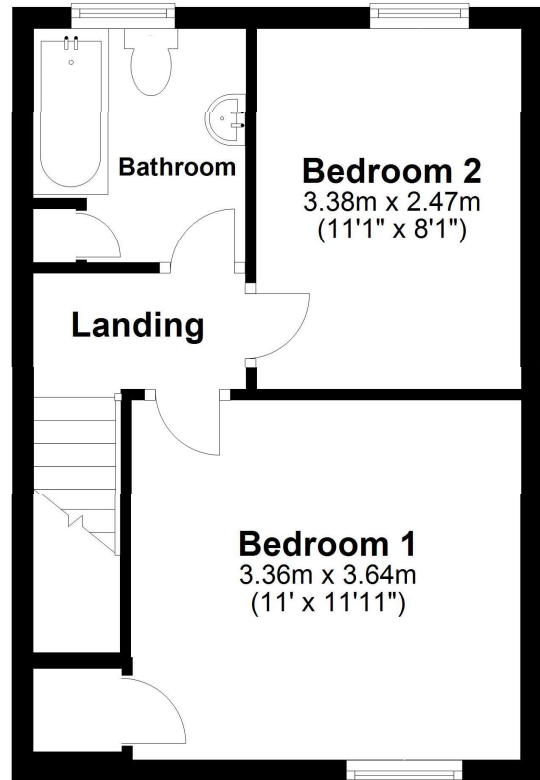
Directions

From Fareham Train Station take West Street into the town, take the second road on the right which is Crescent Road, turn left at the t-junction where the property will be found on the right hand side.

Ground Floor



First Floor



Total area: approx. 59.4 sq. metres (639.0 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	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chapplins

A family business

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.