

# Iron Mill Close

Fareham | Hampshire | PO15 6LB



Asking Price: £325,000

**Chapplins**  
A family business



## A family business

### Overview

- NO FORWARD CHAIN
- Quiet cul-de-sac location
- Garage
- Driveway
- Kitchen/Diner
- Lounge
- Separate dining room/family room
- Private rear garden



*Located at the end of a quiet cul-de-sac this fantastic family home is presented to a high standard and offered with NO FORWARD CHAIN. The property has been extended to the rear offering generously sized open plan down stairs living space and doors opening on to a private garden. Call now to view!*

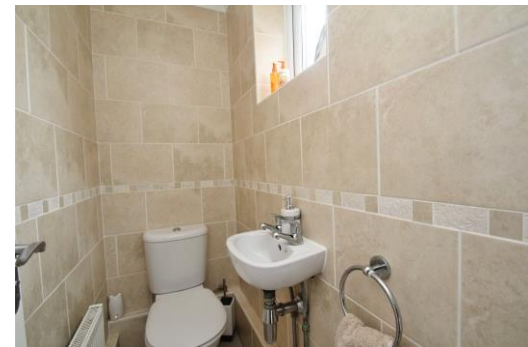


On approach there is a concrete laid drive offering off street parking and access to the garage. Through a newly fitted Composite front door into a entrance hallway with doors to principle rooms. On the ground floor there is a lounge, kitchen/diner and separate dining room/family room and WC. On the first floor there are three bedrooms and a fitted family bathroom.



Outside;

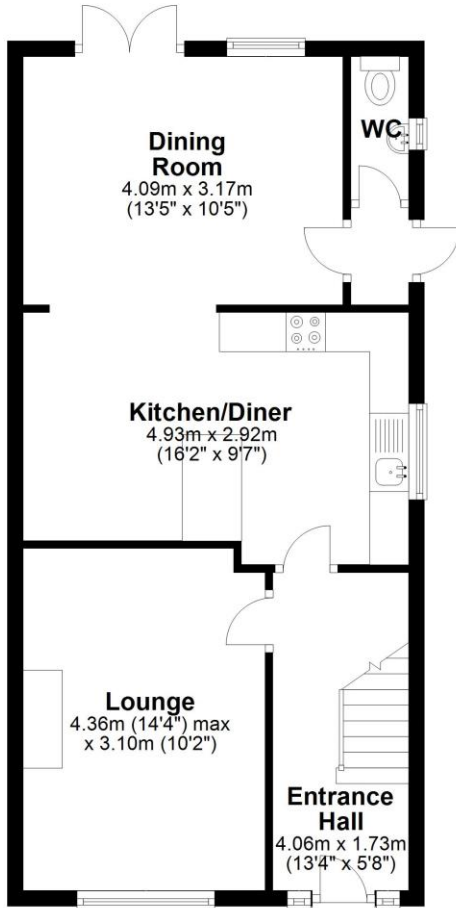
The property benefits from front and rear gardens with a laid lawn and drive way to the front. The rear garden is primarily accessed from patio doors to the rear of the property. The rear garden has a laid lawn, paved patio seating area and wooden fence boundaries.



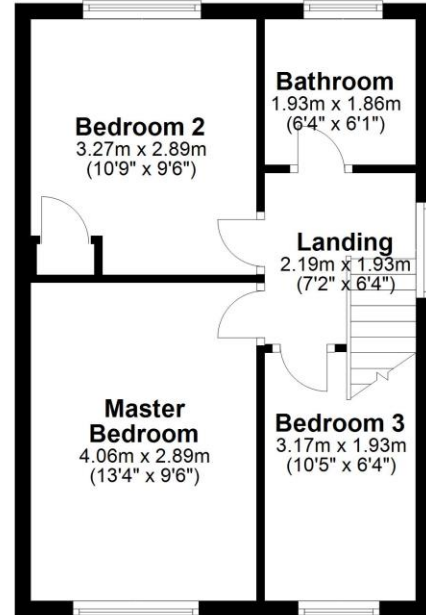
## Directions

From Fareham Railway Station roundabout proceed west along The Avenue (A27) at the first set of traffic lights turn right into Gudge Heath Lane. At the end of this road turn left into Highlands Road then take the next right into Fareham Park Road. Take the first right into Coppice Way then right into Iron Mill Close where the property can be found at the end of the cul-de-sac.

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.