

Langstone Walk

Fareham | Hampshire | PO14 3AB



Asking Price: £270,000

Chapplins
A family business



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Overview

- Three bedroom end of terrace house
- Off street parking for multiple vehicles
- Generous lounge
- Separate dining room
- Extended modern fitted kitchen
- Private rear garden



A Fantastic three bedroom semi-detached family home located in a quiet cul de sac location. The property benefits from two reception rooms, extended kitchen, drive way for multiple vehicles, three good sized bedrooms, fitted bath, separate WC and a private rear garden. Call now to view!



On approach you enter the property through a UPVC door into a porch way and then there is a further door opening to a generous lounge area. From the lounge there is an open arch way leading to the a separate reception/dining room. To the rear there are French doors opening out to the private rear garden. There is a modern fitted kitchen which has been extended and benefits from integrated appliances. On the first floor there are three good sized bedrooms, fitted bathroom and separate WC.



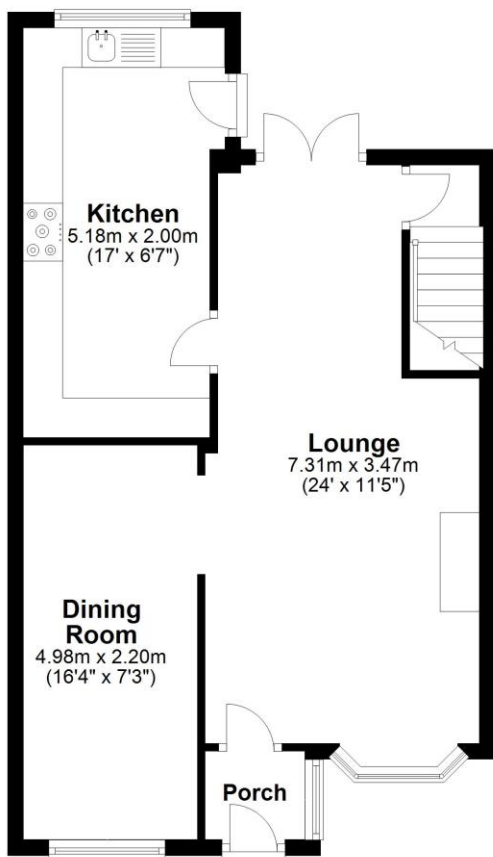
The property boasts a private rear garden with side access from the drive way and wooden fence boundaries. Adjacent to the property is a raised decked seating area with step down to a further paved patio. The garden is then mainly a laid lawn with some mature shrubs and bushes plus wooden storage shed to the rear.



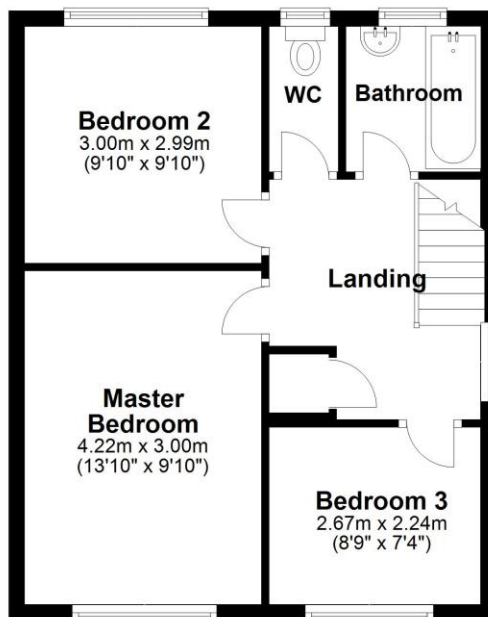
Directions

From Fareham railway station proceed along the A27 and at the third set of traffic lights turn left into Peak Lane and first right into Greyshott Avenue. Take the third left into Langstone Walk and the property can be found at the end of the road on the left hand side.

Ground Floor



First Floor



Total area: approx. 98.6 sq. metres (1061.2 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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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.