



Watersmeet

Fareham, PO16 0TG

Three Bedroom House with Garage and Driveway

Asking Price Of

£325,000

Property Features

- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- EN SUITE TO MAIN BEDROOM
- SPACIOUS LOUNGE/DINING AREA
- CLOAKROOM
- GENEROUS SIZED REAR GARDEN
- MODERN BATHROOM
- CLOSE TO TRANSPORT LINKS
- NO ONWARD CHAIN
- VIEWING IS HIGHLY RECOMMENDED

OVERVIEW

Situated within a popular and well-established residential area of Fareham, Watersmeet offers a fantastic balance of peaceful surroundings and everyday convenience, making it highly appealing to families, professionals, and commuters alike.

The area benefits from a wide range of local amenities, including supermarkets, independent shops, cafés, and leisure facilities. Nearby, Fareham Shopping Centre provides an excellent selection of high street retailers and services, while a variety of pubs, restaurants, and recreational options are all within easy reach.

For those who enjoy the outdoors, the location is close to attractive green spaces and coastal walks, including the scenic surroundings of Portchester Castle and the shoreline along Portsmouth Harbour, offering ideal spots for walking, cycling, and relaxing.

Watersmeet is particularly well positioned for transport links, with convenient access to the M27, providing direct routes to Portsmouth and Southampton. Fareham Railway Station offers regular mainline services, including connections to London, making it an excellent choice for commuters.

Well regarded local schools and a strong sense of community further enhance the appeal, creating a welcoming and practical place to call home.

Combining convenience, connectivity, and access to both town and coast, Watersmeet in Fareham represents a highly desirable and well connected location.



PROPERTY DESCRIPTION

Situated in the popular residential area of Watersmeet in Fareham, this well-presented three-bedroom home offers comfortable and practical living, ideal for families, first-time buyers, or those looking to upsize.

The property is in good condition throughout and features a welcoming entrance hall with a convenient cloakroom. The spacious lounge/diner provides an excellent space for both relaxing and entertaining, with patio doors opening onto a generous rear garden that enjoys a good degree of privacy, as it is not overlooked.

The kitchen is finished in a neutral style and offers ample space for appliances, making it both functional and versatile.

Upstairs, the property comprises three bedrooms, with the third currently utilised as a home office, ideal for modern living. The main bedroom benefits from its own en suite, while the remaining bedrooms are served by a family bathroom.

Externally, the home further benefits from a garage and a driveway providing off-road parking for up to three vehicles.

Offered to the market with no onward chain, this property presents an excellent opportunity to secure a home in a convenient and well-regarded location.

ROOM MEASUREMENTS

HALLWAY - 11' 0" x 3' 0" (3.35m x 0.91m)

CLOAKROOM - 5' 4" x 3' 0" (1.63m x 0.91m)

LOUNGE - 15' 2" x 11' 5" (4.62m x 3.48m)

DINING ROOM - 10' 0" x 7' 1" (3.05m x 2.16m)

KITCHEN - 10' 0" x 7' 4" (3.05m x 2.24m)

LANDING - 8' 0" x 6' 4" (2.44m x 1.93m)

MAIN BEDROOM - 13' 3" x 8' 0" (4.04m x 2.44m)

EN SUITE - 4' 8" x 4' 4" (1.42m x 1.32m)

BEDROOM TWO - 9' 8" x 8' 2" (2.95m x 2.49m)

BEDROOM THREE - 7' 6" x 6' 7" (2.29m x 2.01m)

BATHROOM - 6' 6" x 6' 4" (1.98m x 1.93m)



MATERIAL INFORMATION

- Price (£) - £325,000
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) - Band D Fareham Borough Council
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking-Private Driveway
- Construction- Brick
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility - Accommodation arranged over 2 floors

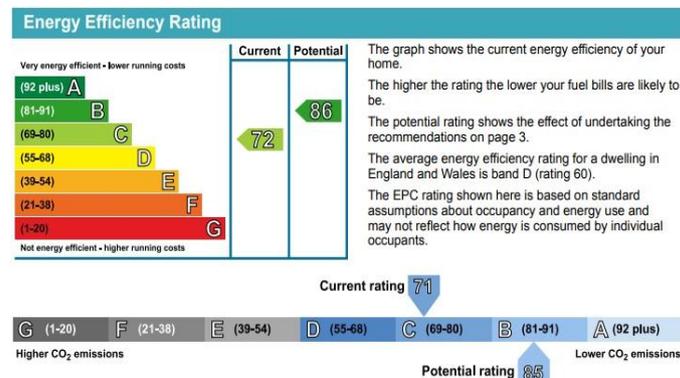
There are other costs associated with the purchase of this property such as, but not limited to:

- Stamp Duty Land Tax
- Land Registration Fees
- Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract



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