

£450,000

27 Silver Birch Avenue

Fareham, PO14 1SZ

Offered with no forward chain, this fantastic detached four-bedroom family home in the popular Silver Birch Avenue, Fareham, is a must-see for buyers seeking spacious and versatile accommodation with plenty of potential to make their own. The ground floor boasts a separate lounge, dining room, fitted kitchen, convenient downstairs WC and integral access to the garage. Upstairs, there are four generously sized bedrooms including a principal bedroom with its own ensuite, alongside a separate shower room. Externally, the property benefits from a good-sized rear garden with secure side access and a driveway to the front providing off-road parking. Don't miss the opportunity to make this fantastic family home your own! Contact our Fareham office today to arrange your viewing!

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ENTRANCE HALL

WC

LOUNGE 17' 7" x 11' 10" (5.38m x 3.62m)

DINING ROOM 10' 4" x 11' 10" (3.17m x 3.62m)

KITCHEN 10' 5" x 15' 5" (3.18m x 4.70m)

INTEGRAL GARAGE 22' 3" x 8' 3" (6.79m x 2.54m)

LANDING

BEDROOM ONE 17' 8" x 11' 10" (5.41m x 3.62m)

ENSUITE 6' 3" x 6' 10" (1.91m x 2.09m)

BEDROOM TWO 8' 11" x 15' 5" (2.74m x 4.71m)

BEDROOM THREE 10' 5" x 11' 10" (3.18m x 3.62m)

BEDROOM FOUR 9' 10" x 8' 2" (3.02m x 2.51m)

SHOWER ROOM 5' 5" x 8' 2" (1.67m x 2.51m)

REAR GARDEN

DRIVEWAY

GROUND FLOOR

1ST FLOOR



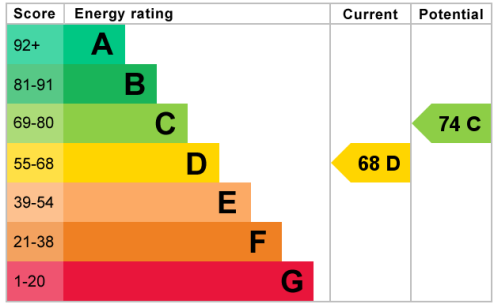
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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