

£255,000

2b Paxton Road

Fareham, PO14 1AB

A mid terraced house offered for sale with no forward chain, providing well-proportioned accommodation including a 28ft (approx.) lounge/diner, kitchen, conservatory, separate utility room and downstairs WC. On the first floor are three bedrooms and a recently modernised bathroom. Benefits include double glazing, gas central heating and the added advantage of owned-outright solar panels. The property would benefit from some further modernisation, offering an excellent opportunity for a buyer to put their own stamp on the home. Outside, there is an enclosed rear garden with a useful brick-built shed and the added benefit of rear pedestrian access. An ideal opportunity for buyers looking to create a home to their own taste.

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ENTRANCE HALL

WC 5' 8" x 2' 7" (1.73m x 0.79m)

KITCHEN 9' 11" x 8' 5" (3.04m x 2.58m)

LOUNGE/DINER 27' 9" x 10' 5" at widest point (8.47m x 3.19m)

CONSERVATORY 7' 3" x 8' 0" (2.21m x 2.46m)

UTILITY ROOM 7' 3" x 6' 9" (2.21m x 2.07m)

FIRST FLOOR LANDING

BEDROOM ONE 13' 2" x 10' 3" into recess (4.02m x 3.13m)

BEDROOM TWO 13' 4" x 8' 2" (4.08m x 2.49m)

BEDROOM THREE 8' 1" x 8' 2" (2.47m x 2.51m)

BATHROOM 6' 5" x 6' 1" (1.96m x 1.86m)

REAR GARDEN 29' 2" x 16' 11" (8.90m x 5.17m)

FRONT GARDEN



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC graph to follow

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.

Jeffries & Dibbens estate and letting agents

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