



Fareham Close, Fens, TS25 2QS
3 Bed - House - Semi-Detached
Asking Price £164,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS



A most impressive three bedroom semi-detached property occupying a pleasant position on the rarely available Fareham Close. The home offers beautifully presented accommodation, ideal for a first time buyer or young family, with the benefit of a modern kitchen and bathroom. The ground floor has been enhanced with a delightful conservatory extension, whilst further benefits include gas central heating and uPVC double glazing.

The accommodation comprises of: entrance vestibule through to the extended lounge, the kitchen/diner incorporates units to base and wall level with further access into the conservatory extension. To the first floor are three bedrooms, with bedrooms one and two benefitting from fitted wardrobes, they are served by the modern family bathroom with a three piece suite and chrome fittings. Externally is a low maintenance front garden with a driveway providing useful off street parking. The spacious rear garden offers a good degree of privacy and includes a large timber storage shed. Fareham Close is located off Caistor Drive in a popular part of the Fens Estate.



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, modern hardwood flooring, door to lounge.

LOUNGE

15'8 x 14'3 (4.78m x 4.34m)

An attractively presented and extended family lounge with uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base, modern hardwood flooring, single radiator, access to:

KITCHEN/DINER

11'10 x 14'3 (3.61m x 4.35m)

A generous kitchen/diner which is fitted with a modern range of units to base and wall level with chrome handles and complementing roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for cooker, integrated fridge, integrated washing machine, three drawer unit to base level, modern hardwood flooring, uPVC double glazed window to the rear aspect, television point, single radiator, bi-fold door to:

CONSERVATORY

12'11 x 8'1 (3.94m x 2.46m)

uPVC double glazed conservatory extension offering a pleasant transition between the home and garden via French doors, electric light, power points.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to boarded loft space ideal for storage purposes with electric light.

BEDROOM 1

11'7 x 8'3 (3.53m x 2.51m)

Fitted wardrobes, uPVC double glazed window, television point, single radiator.

BEDROOM 2

8'9 x 7'6 (2.67m x 2.29m)

Fitted wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM 3

8'9 x 5'9 (2.67m x 1.75m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BATHROOM/WC

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and chrome shower over with separate attachment, wall mounted wash hand basin with chrome mixer tap, close coupled WC, PVC panelling to walls and ceiling with inset spotlighting, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

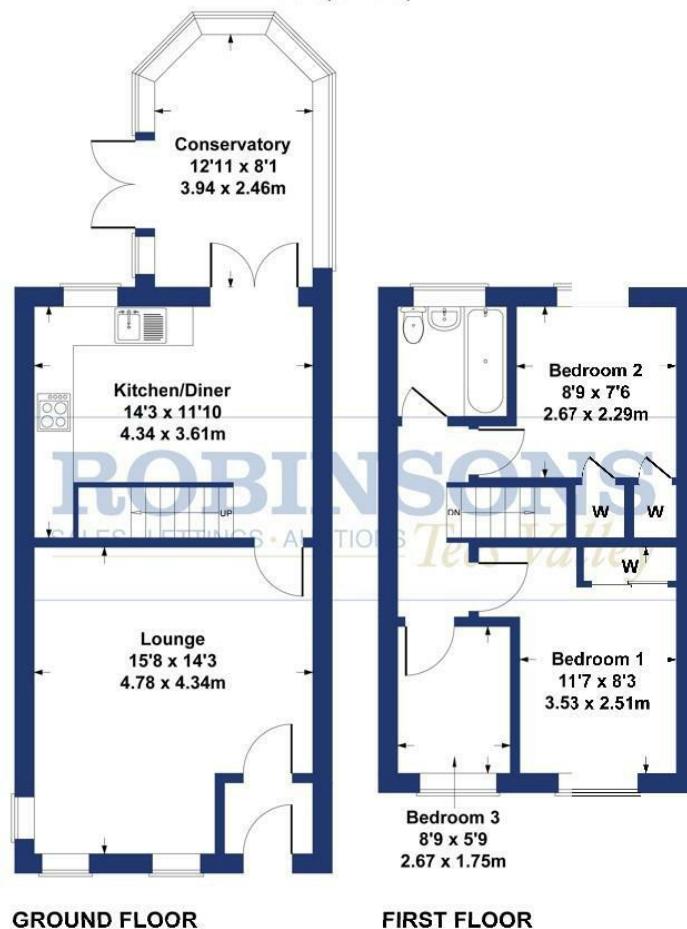
OUTSIDE

The property features a low maintenance, open plan front garden with a paved driveway providing useful off street parking. A gate to the side of the property leads through to the spacious enclosed rear garden offering a high degree of privacy with lawn and patio areas. A useful timber storage shed is included in the asking price.



Fareham Close

Approximate Gross Internal Area
846 sq ft - 79 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales			
			EU Directive 2002/91/EC

83

58

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.