





The Avenue
Hampshire
PO14 1PF

Offers in Excess of £
541,000.00

bettermove

# The Avenue - Hampshire

Bettermove are proud to present this 4 bedroom detached house in Fareham, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available for several vehicles, via the car port.

The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/diner, utility room, and study on the ground floor. The first floor consists of four bedrooms, a private en-suite, family bathroom, and separate WC. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Fareham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Fareham train station station ,a variety of bus routes and quick access to M27.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

| BEDROOMS | BATHROOMS | RECEPTIONS | TENURE |
|---|---|---|---|
| 4 | 2 | 2 | Freehold |

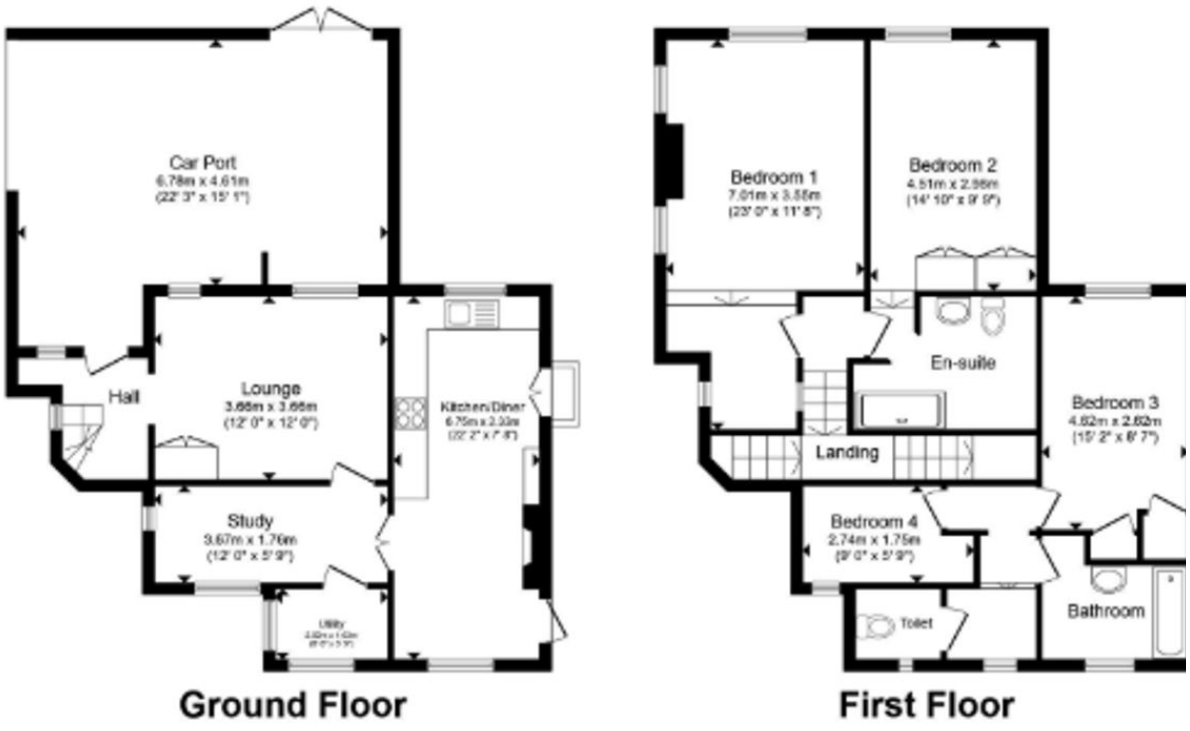








# Floor Plan




Total floor area 126.6 m² (1,363 sq.ft.) approx

| Energy Efficiency Rating | Current | Potential |
|---|---|---|
| (92 to 100) A | | |
| (81 to 91) B | | 82 |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | 54 | |
| (21 to 38) F | | |
| (1 to 20) G | | |

| Environmental Impact Rating | Current | Potential |
|---|---|---|
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | 78 |
| (55 to 68) D | | |
| (39 to 54) E | 45 | |
| (21 to 38) F | | |
| (1 to 20) G | | |







20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.