



52 Abshot Road
Fareham
Hampshire
PO14 4NB



BYRNE
RUNCIMAN

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52 ABSHOT ROAD

PRICE GUIDE: £540,000

The Property

52 Abshot Road is an older style detached property that has been extended in more recent years and adapted for use as a residential home. It is in a popular residential location within reach of nearby Locksheath Centre and Park Gate which offer shops and local amenities. It stands in a good sized plot of 0.2 acres and benefits from off road parking. This spacious property has great potential so viewing is very highly recommended.

- * **DETACHED HOUSE** *
- * **NO ONGOING CHAIN** *
- * **POPULAR LOCATION** *
- * **GREAT POTENTIAL** *
- * **TOTAL PLOT OF 0.2 ACRES** *
- * **FOUR BEDROOMS * TWO BATHROOMS** *
- * **FOUR RECEPTION ROOMS** *
- * **OFF ROAD PARKING** *

The Location

A popular residential road close to the Locksheath Centre and Parkgate which offer all local amenities. The historic village of Titchfield, Whitely and Warsash on the banks of the River Hamble are nearby. The M27 motorway is easily accessed at Parkgate.

Directions

Turn into Abshot Road from the Warsash Road and no 52 can be found on the right hand side.

ACCOMMODATION

Double glazed front door opening to:

ENTRANCE HALL Staircase to first floor, radiator, door opening to:

LIVING ROOM Double glazed bay window to side, double glazed window to side, under stairs cupboard, radiators, door opening to:

SITTING ROOM Radiator, opening to rear hallway, double glazed casement doors opening to:

CONSERVATORY Double glazed windows to front and side, radiators, opening to:

REAR HALLWAY Double glazed doors to side and rear, radiator, doors opening to:

UTILITY ROOM Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, wall mounted gas boiler* servicing central heating* and hot water system*.

BATHROOM Double glazed window to rear, suite comprising free standing bath with shower over, wash hand basin, low level w.c., partially tiled walls, radiator.

KITCHEN Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, electric cooker point, wall mounted gas boiler* servicing central heating* and hot water system*.

DINING ROOM Double glazed window to front, radiator.

STUDY/BEDROOM FOUR Double glazed window to front, radiator.

FIRST FLOOR

LANDING Double glazed window to front, doors opening to:

BEDROOM ONE Double glazed window to front, door to bedroom three, radiator.

BEDROOM TWO Double glazed window to front, door to storage space, radiator.

BEDROOM THREE Double glazed window to side, radiator.

BATHROOM Double glazed window to rear, suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., partially tiled walls, radiator.

OUTSIDE

The property is accessed via a driveway leading to the parking area. There are two pedestrian gates which give access to the rear of the property and the good sized **GARDEN** which is enclosed by fencing and is predominately to the front. It is mainly laid to lawn, some shrubs and borders and a paved area.

Tenure: Freehold.

Services: All main services.

Local Authority: Fareham Council.

Council Tax Band: F

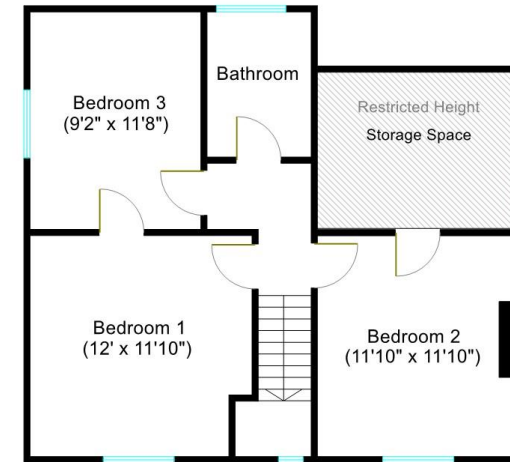
Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.

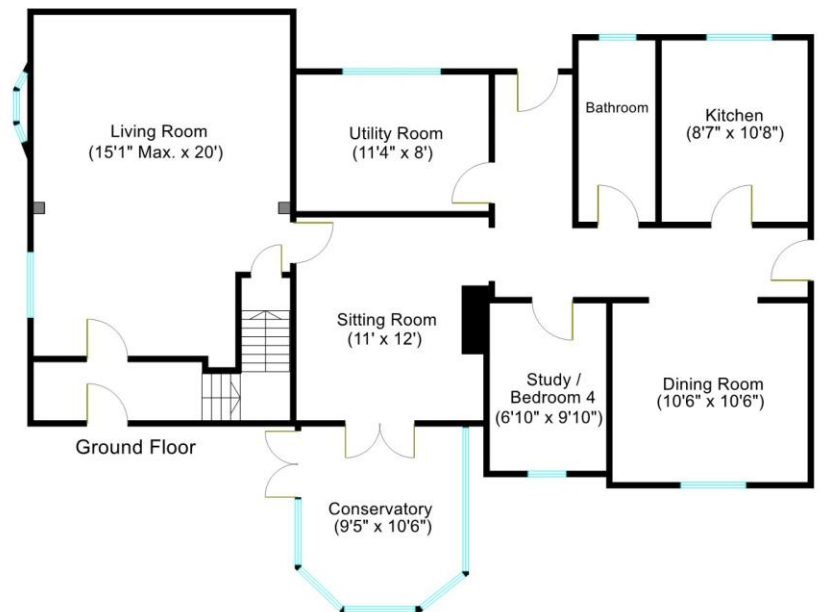




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



First Floor



Ground Floor

**Total Approx. internal floor area =
1,635.2 sq ft / 151.9 sqm**
Floor Plan for identification and guidance purposes only

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

- All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
- The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
- These particulars do not constitute any part of an offer or contract.

