



**Windmill Grove**  
Fareham, PO16 9HU

**Three Bedroom Mid Terrace House**

RENT  
**£1,400 pcm**



# Property Features

- Unfurnished
- 3 Bedrooms
- Family Home
- Available Mid July
- Gas Central Heating
- Secure Garden with Rear Access
- Modern Kitchen
- Very Sought After Location
- Conservatory
- Call To Arrange A Viewing

## Full Description

### FRONT GARDEN

The house is set back off the road accessed by this large front garden which is mainly laid to lawn.

### HALLWAY

10' 0" x 5' 10" (3.07m x 1.80m) Light washed oak effect laminate flooring with neutral décor throughout. Doors to the living room and kitchen and stairs to the first floor. There is opaque glazing to the window and front door giving a great combination of privacy and light to the hallway.

### KITCHEN

11' 6" x 7' 5" (3.53m x 2.28m) Light washed oak effect laminate flooring with fresh décor throughout. Windows to the front aspect. Kitchen is made up of wall and floor units in gloss white with contrasting work top. The kitchen comes complete with a Hotpoint ceramic hob, Zanussi extractor hood, Hotpoint oven and grill and a stainless steel sink with mixer tap over, there is also space to accommodate a washing machine, dishwasher, fridge freezer and tumble dryer. Door to storage room, boiler and access to garden.

### LIVING ROOM

20' 5" x 11' 6" (6.23m x 3.52m) Large family living room with grey carpets, and light décor. Patio doors lead to the conservatory.

### CONSERVATORY

11' 0" x 7' 10" (3.36m x 2.40m) Wood effect laminate flooring and light décor. Roof and window blinds throughout and door to the back garden.



## STAIRS AND LANDING

Grey carpet and neutral decor throughout. Windows to the landing, give this area a light and airy feel. Doors to all bedrooms and bathroom.

## BATHROOM

9' 9" x 5' 2" (2.98m x 1.59m) With grey tiled flooring and a white suite comprising of a bath, with glass screen shower over, wash hand basin and pedestal, low level WC and a chrome wall mounted towel warmer/radiator. There are two opaque glazed windows. The access to the generous sized loft is from the bathroom.

## BEDROOM 1

10' 8" x 11' 8" (3.26m x 3.56m) Light grey carpet with neutral décor throughout. Double bedroom with windows overlooking the rear of the property.

## BEDROOM 2

11' 10" x 8' 9" (3.63m x 2.68m) Light grey carpet with neutral décor throughout. Double bedroom with windows overlooking the rear of the property.

## BEDROOM 3

8' 9" x 7' 5" (2.67m x 2.27m) Light grey carpet with neutral décor throughout. Good sized single bedroom with windows overlooking the front of the property.

## GARDEN

The rear garden is fully enclosed and has gated access to the rear. This is a great sized family garden with a paved area to the back door and to the far end of the garden.

## GENERAL

Non Smokers Only

No Sharers

Deposit – Five Weeks Rent

Holding Deposit – One Weeks Rent (forms part of the deposit)

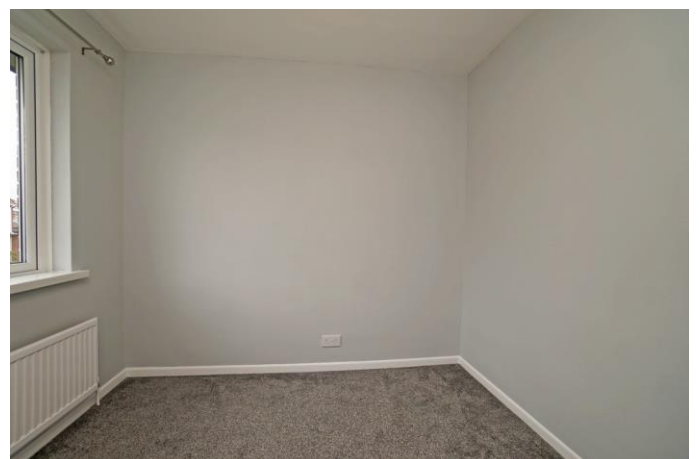
Minimum 12 Month Tenancy

Council Tax - Band B

Fareham Borough Council

Mains Water Supply

Gas Central Heating



VIEWING BY APPOINTMENT THROUGH MARINA & HAMPSHIRE LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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