



## 9 The Tanners

, Fareham, PO14 4BH

**£450,000**



Originally constructed in the mid 1980's by local builder of good repute, John Fry, this fine detached house offers some of the best value in the price range. The property is ideal for the growing family and has that much sought after open plan kitchen/family room/dining room arrangement across the rear of the property. There are four well proportioned bedrooms (one with full ensuite facilities) and a family bathroom. Other notable features include a good size living room and a pleasant south east facing garden.

The Tanners is a quiet cul de sac just on the outskirts of Titchfield and the edge of local countryside. There are however plenty of facilities close at hand including the Locks Heath District Centre (1.5 mile distance) which caters to most shopping needs and include a large Waitrose supermarket as well as a host of independent shops and other services. Junction 9 of the M27 is just over a two mile drive and there are excellent rail links from Swanwick Railway Station about a five minute drive away. The Joseph Paxton public house is just a short ¼ mile stroll.

There is so much to like about this well kept home and it is offered with no forward chain.



Entrance Hallway

Living Room 16'8 x 10'5 (5.08m x 3.18m)

Dining Room 10'8 x 8 (3.25m x 2.44m)

Kitchen 10'7 x 7'10 (3.23m x 2.39m)

Conservatory 14'10 x 13'8 (4.52m x 4.17m)

Bedroom One 13'2 x 9'3 (4.01m x 2.82m)

En Suite

Bedroom Two 10'10 x 9' (3.30m x 2.74m)

Bedroom Three 11'1 x 8'1 (3.38m x 2.46m)

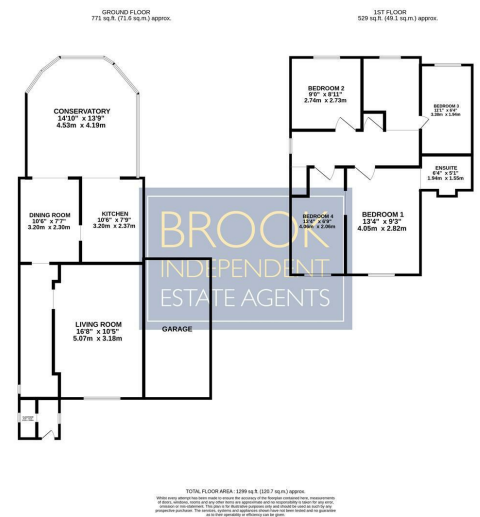
Bedroom Four 13'3 x 6'9 (4.04m x 2.06m)

Bathroom

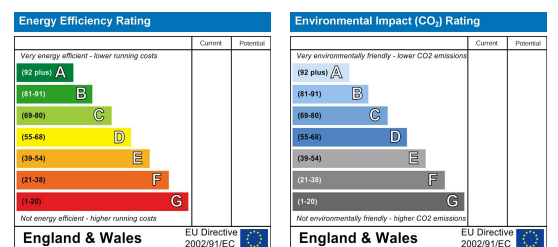
## Area Map



## Floor Plans



## Energy Efficiency Graph



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