

# Guide Price

# £165,000

21 Geoffrey Crescent,  
Fareham, PO16 0QG



No  
Forward  
Chain



- In Need Of Modernisation
- Double glazing
- Garage
- Westerly Aspect Garden

Contact  
US...

Fareham & Portchester – 78 West Street, Portchester, PO16 9UN  
E-mail – [portchester@jeffries.co.uk](mailto:portchester@jeffries.co.uk) Tel: 023 9243 5000 Fax: 023 9234 4070  
Other offices in Portsmouth, Portchester, Southsea, Havant, Waterlooville, Drayton.

Jeffries  
estate agents

Ideal chance for you to make your own home here. This spacious two bedroom property has extensive living space and a rear access garage. The property also benefits from two good size bedrooms, downstairs cloakroom, upstairs bathroom and an open plan kitchen dining area. No forward chain.

## ACCOMMODATION:

**DOUBLE GLAZED FRONT DOOR**  
To:-

**HALLWAY**  
Stairs to first floor, door to:-

**LOUNGE** 15' 4 into bay" x 14' 8" (4.67m x 4.47m)  
Double glazed bay window to front elevation, radiator, gas fire with tiled hearth, storage cupboard housing meters, double doors to:-

**DINING ROOM** 17' 9" x 7' 7" (5.41m x 2.31m)  
Radiator, coved ceiling, archway into:-

**KITCHEN** 17' 9" x 7' 6 narrowing to 4'2" (5.41m x 2.29m)  
Double glazed window and door to rear garden, range of wall and base units incorporating roll top work surfaces, sink and drainer unit, door to:-

**CLOAKROOM**  
Double glazed window to rear elevation, low level WC, wash hand basin.

**FIRST FLOOR LANDING**  
Loft access, doors to:-

**BEDROOM ONE** 14' 8" x 13' 9" (4.47m x 4.19m)  
Double glazed window to front elevation, radiator, one built in wardrobe with double glazed window to front elevation, one storage cupboard.

**BEDROOM TWO** 9' 7" x 7' (2.92m x 2.13m)  
Double glazed window to rear elevation, radiator.

**BATHROOM**  
Double glazed window to rear elevation, radiator, enclosed panel bath with electric shower over, low level WC, pedestal wash hand basin.

**REAR GARDEN**  
Mature rear garden in need of attention with rear pedestrian access and side access leading to garage.

**GARAGE**  
Up and over door with power and light.

**Spacious  
Living  
Area**



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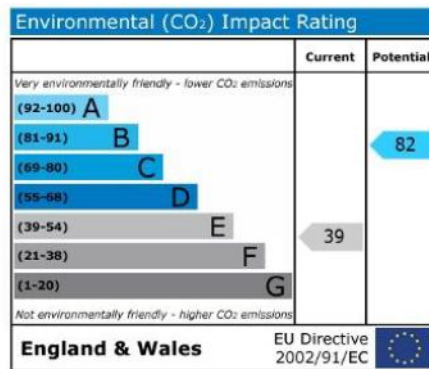
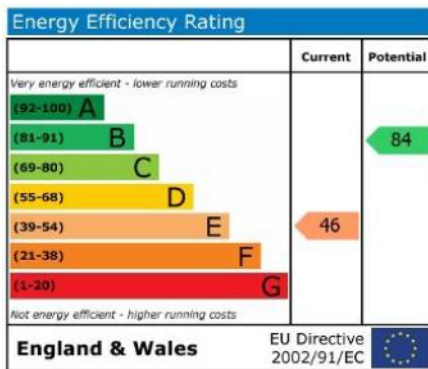
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# EPCs

The Energy Performance Certificate is broadly similar to the certificates found on many domestic appliances. An EPC for a building gives the building an asset rating based on its energy efficiency, but doesn't take into account how the home is used by the occupiers. The certificate will give the building a rating from A to G. An A rating shows it's very efficient, meaning lower fuel bills, while G is inefficient, meaning higher fuel bills. The EPC will also show the building's environmental impact by indicating its carbon dioxide emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**VIEWING: Strictly by appointment with Jeffries Fareham & Portchester 023 9243 5000**

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