

3 Bed Semi-Detached In Fareham , Portchester, PO16 8EG

£385,000





SHORT DESCRIPTION

Property Ref: 13740 Council Tax:C 45 Kilmiston Drive was purchased in 2022 and an intensive modernisation programme commenced immediately using a local, trusted reputable builder. The plan was to totally strip the property internally, re-design and rebuild to a very high specification, block pave the front garden and completely redesign the rear south facing garden. Within three weeks the house was reduced to an empty shell - only the stairs, floors, load bearing walls, rafters and front and rear doors remained. New internal walls were constructed throughout, sound boarded, acoustically insulated and plastered. New skirting boards and architraves were fitted before the property was completely decorated. The original external water main pipes were replaced to increase the flow rate to the property. New plumbing was fitted throughout, including a new high end boiler, radiators and thermostats. The property was fully rewired throughout, which included a new mains board, switches, sockets and LED lighting. Solid oak doors and bannisters were fitted. A new shower room was constructed, which included a high quality digital shower and electric underfloor heating. The ground floor was prepared and new flooring fitted throughout. New high end carpet and underlay was fitted to the stairs and three bedrooms. A luxury, designer kitchen was fitted, which included an integrated, pyrolytic, dual oven with microwave, ceramic induction hob, extractor, a full height fridge and freezer, dishwasher and boiling hot water tap. All windows were replaced with anthracite, double glazed units which incorporated maintenance free, integral blinds that remove the requirement for external blinds or curtains. Solid oak window boards replaced the original units. The front garden was block paved after a new surface water drainage system was installed. The enclosed, south facing rear garden was completely re-designed with new borders, new lawn and new patio. The integral garage was fitted with a fully insulated roof, a radiator and a new insulated, electrically operated door. The total modernization has created a beautiful, contemporary home with the benefit of a totally new interior. A photographic record is available.. ...

3

Bed Room(s)

1

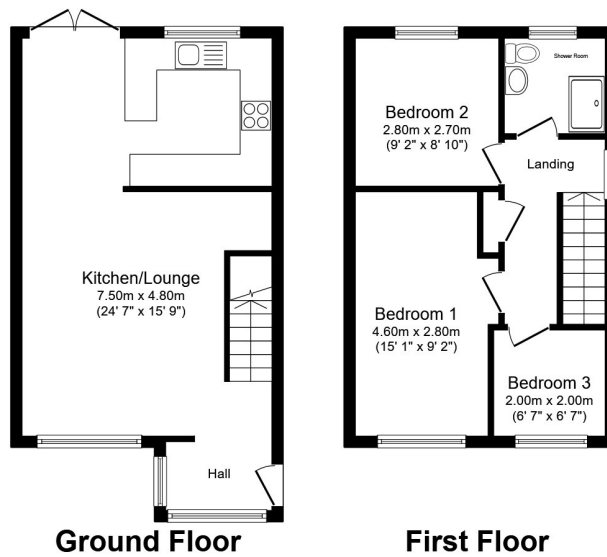
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 73.2 m² (788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

