



GUIDE PRICE  
**£430,000 - £450,000**  
**Fareham Road**  
Gosport, Hampshire, PO13 0AD

## PROPERTY SUMMARY

We are pleased to present this beautifully presented chalet bungalow, which offers an amazing family lounge to the rear with vaulted ceiling, bi-folds and wood burning stove. The remainder of the property continues to impress, with a modern fitted kitchen & bathrooms, utility room, study, en-Suite, driveway for multiple cars, large rear garden, summer house and owned solar panels. Located on the borders of Fareham, this versatile semi detached bungalow is situated close to local schools, bus routes and shops and should to be viewed to fully appreciate everything it has to offer.





#### **ENTRANCE HALL**

**FAMILY ROOM** 18' 8" x 18' 4" (5.69m x 5.59m)

**KITCHEN** 13' 1" x 9' 1" (3.99m x 2.79m)

**UTILITY ROOM** 12' 9" x 5' 6" (3.89m x 1.68m)

**BATHROOM** 7' 1" x 6' 1" (2.17m x 1.87m)

**MASTER BEDROOM** 12' 9" x 10' 2" (3.89m x 3.10m)

**ENSUITE** 9' 10" x 4' 9" (3.01m x 1.45m)

**WARDROBE** 5' 4" x 3' 5" (1.65m x 1.05m)

**BEDROOM TWO** 13' 5" x 10' 2" (4.09m x 3.10m)

**BEDROOM THREE** 11' 5" x 8' 5" (3.48m x 2.59m)

**BEDROOM FOUR** 10' 2" x 9' 1" (3.10m x 2.79m)

**GARDEN** 57' 1" (17.42m)





**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



This plan is illustrative only.  
its details cannot be relied upon and no liability is taken for any errors.

**Ground Floor**



**First Floor**

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | 67                      | 79        |
|   |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (82-100)  | A |                         |           |
| (61-81)   | B |                         |           |
| (39-60)   | C |                         |           |
| (15-38)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England, Scotland & Wales                                       |   | 1                       | 1         |
|   |   | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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