



**NESBITT & SONS**  
ESTATE AGENTS



**20 The Crossway, Fareham, PO16 8PE**  
**Offers in excess of £350,000**

An excellent and rare opportunity to purchase this well-proportioned detached bungalow situated in a much requested location close to local amenities and the train station.

The property is in need of some modernisation with the internal accommodation briefly comprising - entrance hallway, living room, conservatory, kitchen, shower room and two double bedrooms.

Outside there is a large block paved driveway leading to a detached garage and enclosed south facing garden with large workshop at the rear.

Viewing is strongly recommended to fully appreciate the accommodation and location on offer here.



Entrance Hallway

Lounge 14'0 x 11'11 (4.27m x 3.63m)



Conservatory 11'2 x 8'9 (3.40m x 2.67m)



Kitchen 10'10 x 9'5 (3.30m x 2.87m)



Shower Room 5'10 x 5'5 (1.78m x 1.65m)



Bedroom One 15'5 into bay x 10'8 (4.70m into bay x 3.25m)



Bedroom Two 12'0 into bay x 10'8 (3.66m into bay x 3.25m)



Outside

Driveway

Garage 16'10 x 8'2 (5.13m x 2.49m)

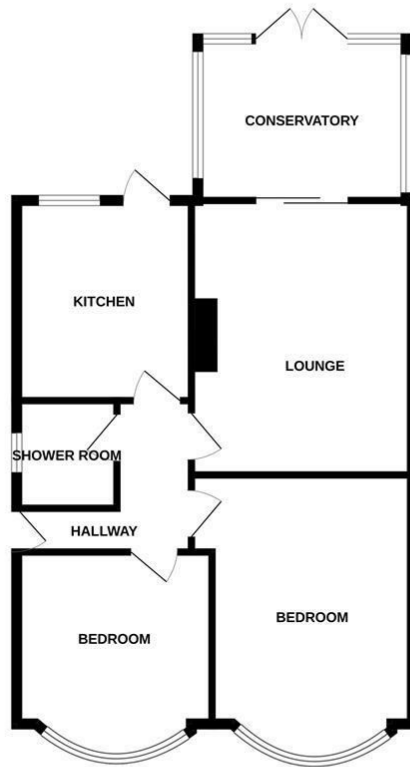
Garden



Workshop 19'2 x 7'5 (5.84m x 2.26m)

# Floor Plan

GROUND FLOOR



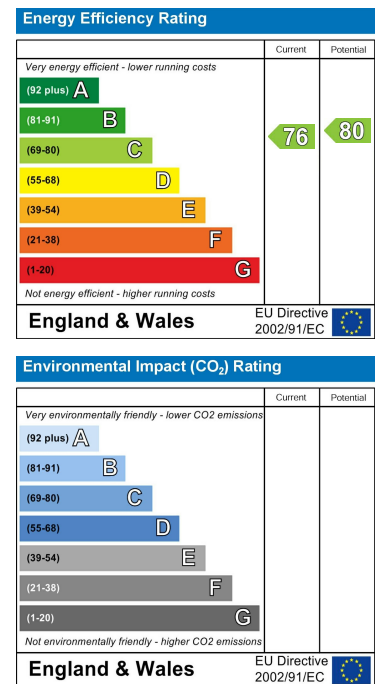
TWO BEDROOM DETACHED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix 02024

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.