



GUIDE PRICE  
**£335,000 - £350,000**  
**47 Coombe Farm Avenue**  
Fareham, PO16 0TS



## PROPERTY SUMMARY

We are pleased to offer to the market this beautifully presented two bedroom semi detached bungalow in the quiet residential location of Coombe Farm Avenue, Fareham. The property has been modernised throughout and consist of two bedrooms, a shower room, a lounge, a kitchen with integral appliances and a conservatory. Externally the property enjoys a southerly facing rear garden, off road parking and a garage. An internal viewing is highly recommended to fully appreciate everything that the property has to offer. To arrange your viewing contact our Fareham Office today.





**FRONT** Off road parking, side gate to rear garden and garage.

**HALLWAY**

**BEDROOM ONE** 13' 04" x 10' 06" (4.06m x 3.2m)

**BEDROOM TWO** 8' 03" x 7' 11" (2.51m x 2.41m)

**SHOWER ROOM**

**LOUNGE** 14' 11" x 10' 06" (4.55m x 3.2m)

**KITCHEN** 9' 01" x 8' 03" (2.77m x 2.51m)

**CONSERVATORY** 16' 09" x 6' 04" (5.11m x 1.93m)

**UTILITY CUPBOARD**

**REAR GARDEN**

**GARAGE** Power & Lighting.

GROUND FLOOR



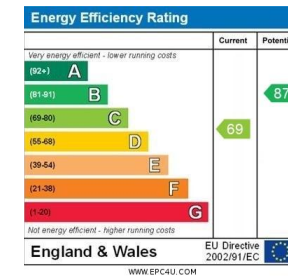
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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

**Jeffries  
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