



Jeffries & Dibbens
estate and letting agents

FOR SALE

01329 888328

jdea.co.uk

OFFERS IN EXCESS OF
£275,000
45 Fareham Park Road
Fareham, PO15 6LF

PROPERTY SUMMARY

NO FORWARD CHAIN We're pleased to present to the market this two bedroom semi detached bungalow located in Fareham Park Road. The property consists of two bedrooms, a lounge, a kitchen and a conservatory. Externally the property boast a large rear garden and a 29' garage with power and lighting. To arrange your viewing and avoid disappointment contact our Fareham Office today!





FRONT

HALLWAY

LOUNGE 15' 05" x 11' 07" (4.7m x 3.53m)

BEDROOM ONE 12' 09" x 10' 06" (3.89m x 3.2m)

BEDROOM TWO 9' 00" x 7' 09" (2.74m x 2.36m)

SHOWER ROOM

KITCHEN 9' 11" x 8' 09" (3.02m x 2.67m)

CONSERVATORY 17' 03 max" x 7' 08 max" (5.26m x 2.34m)

REAR GARDEN

GARAGE 29' 07" x 9' 10" (9.02m x 3m)



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

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
Dibbens**
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OFFICE ADDRESS

6 West Quay House, 20 West
Street, Fareham, Hampshire,
PO16 0LG

CONTACT

01329 888 328
fareham@dibbensproperty.co.uk
www.jdea.co.uk