



£400,000
6 Gudge Heath Lane
Fareham, PO15 5AA

PROPERTY SUMMARY

Offered to the market with no forward chain, this spacious three bedroom detached property is located in Gudge Heath Lane, Fareham and within easy access of the town centre and walking distance to the local train station, ideal for commuters! To the ground floor the accommodation consists of two reception rooms, a conservatory, a kitchen, a utility room and a downstairs WC. Ascending the stairs to the first floor you will find three bedrooms and a family bathroom. Externally the property boasts a large west facing rear garden, a detached garage and a carport. Early interest is expected in this property so to arrange your viewing contact our Fareham Office today!

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FRONT "Drive in, drive out" driveway, electric roller door providing access to the carport, front door to property.

HALLWAY

LOUNGE 14' 11" x 11' 05" (4.55m x 3.48m)

DINING ROOM 11' 11" x 11' 08" (3.63m x 3.56m)

CONSERVATORY 13' 02" x 9' 7" (4.01m x 2.92m)

KITCHEN 13' 03" x 8' 11" (4.04m x 2.72m)

UTILITY

WC

LANDING

BEDROOM ONE 14' 11" x 11' 05" (4.55m x 3.48m)

BEDROOM TWO 14' 05" x 11' 01" (4.39m x 3.38m)

BEDROOM THREE 9' 0" x 8' 02" (2.74m x 2.49m)

BATHROOM

REAR GARDEN West facing rear garden, mainly laid to lawn with mature shrubs and bushes, access to garage.

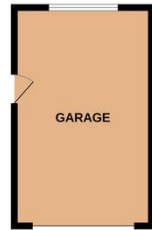
GARAGE 19' 02" x 10' 06" (5.84m x 3.2m)

**AGENTS
NOTE**

Please note that the property underwent underpinning in 2002, please ask for further information.

Please be aware that the seller of this property is a relation of an employee.





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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



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