



**£335,000**  
**26 Longfield Avenue**  
Fareham, PO14 1BX



## PROPERTY SUMMARY

We are pleased to present to the market this modern three bedroom end terrace family home located on Longfield Avenue, a short distance from the local shops. The accommodation boasts a porch, an open plan living/dining area, a kitchen with breakfast bar, three good size bedrooms, the larger two with built in wardrobes and a family bathroom to the first floor. Outside, the large rear garden is mainly laid to lawn with patio seating areas, rear access, a detached garage and a block paved driveway to the front creating off road parking. Please call our Fareham Office to book in a viewing.





**FRONT** Off road parking via the large driveway, enclosed with brick wall and established hedge

**PORCH** New double French glass doors and Composite front door

**HALLWAY** Large under-stairs cupboard. Space for hanging coats and storing shoes

**LIVING ROOM** 20' 02" x 13' 0" (6.15m x 3.96m) Fantastic size room flooded with natural light from the newly fitted large bay window, Wooden flooring, Brick archways and fireplace with oak beam

**DINING ROOM** 10' 02" x 8' 0" (3.1m x 2.44m) Plenty of space for a large table, double glazed doors leading to the rear garden

**KITCHEN** 16' 0" x 7' 02" (4.88m x 2.18m) Integrated fridge and freezer. Space for dishwasher, washing machine and tumble drier. Built in oven, grill and electric hob. Double glazed door leading out to the rear garden.

**LANDING** Bright open landing with large loft hatch to boarded loft

**BEDROOM 1** 11' 04" x 8' 11" (3.45m x 2.72m) Mirrored built in Wardrobes

**BEDROOM 2** 11' 0" x 10' 0" (3.35m x 3.05m) Large window overlooking garden. Built in Wardrobes

**BEDROOM 3** 7' 11" x 6' 11" (2.41m x 2.11m) Overhead enclosed shelving, spacious enough to fit a double bed if needed

**BATHROOM** Sizeable Bathroom comprising of a Long bath with an electric shower, toilet, basin, and towel radiator

**REAR GARDEN** Rear access to service road via gate. Wooden decking, tiled patio area for outdoor table and chairs, meandering pathway, flower beds, vegetable patch, block paving at rear for potential additional parking

**GARAGE** Access from Garden and service road. Additional Parking outside garage door





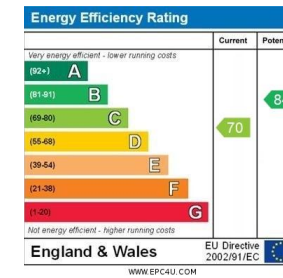
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metrepx 12/2014

**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



**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