



**£365,000**  
**9 Nicholas Crescent**  
PO15 5AQ

## PROPERTY SUMMARY

We are pleased to present to the market this three bedroom detached bungalow located in the sought after road of Nicholas Crescent, Fareham. The property consists of three bedrooms, a lounge, a four piece bathroom, a separate W.C, a kitchen and a full width conservatory. Externally there is a private rear garden, a large driveway offering parking for multiple cars and a garage. To arrange a viewing contact our Fareham Office today!





**PORCH**

**HALL**

**BEDROOM 1** 10' 11" x 8' 6" (3.33m x 2.59m)

**BATHROOM**

**KITCHEN**

**LOUNGE** 16' 5" x 10' 5" (5m x 3.18m)

**BEDROOM 2** 9' 9" x 8' 3" (2.97m x 2.51m)

**BEDROOM 3** 10' 6" x 8' 0" (3.2m x 2.44m)

**CONSERVATORY** 23' 11" x 8' 2" (7.29m x 2.49m)



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 D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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  
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