

GUIDE PRICE

£350,000 - £375,000

6 Friars Pond Road

PO15 5LU

PROPERTY SUMMARY

Situated in a quite cul-de-sac in Catisfield, Jeffries and Dibbens are thrilled to welcome this three bedroom detached bungalow with no onward chain to the market. Boasting a bright and spacious lounge room, a kitchen, a family bathroom and three good size bedrooms. As well as this there are two conservatories at the rear of the house that lead into the west facing wrap around garden. The property also benefits from ample off the road parking to the front. We strongly recommend all those who are interested in this property to call us now to arrange your viewing!





ENTRANCE HALL

LOUNGE 13' 00" x 13' 10" (3.96m x 4.22m)

KITCHEN 9' 8" x 8' 10" (2.95m x 2.69m)

CONSERVATORY 9' 5" x 7' 11" (2.87m x 2.41m)

CONSERVATORY 8' 10" x 9' 1" (2.69m x 2.77m)

BATHROOM

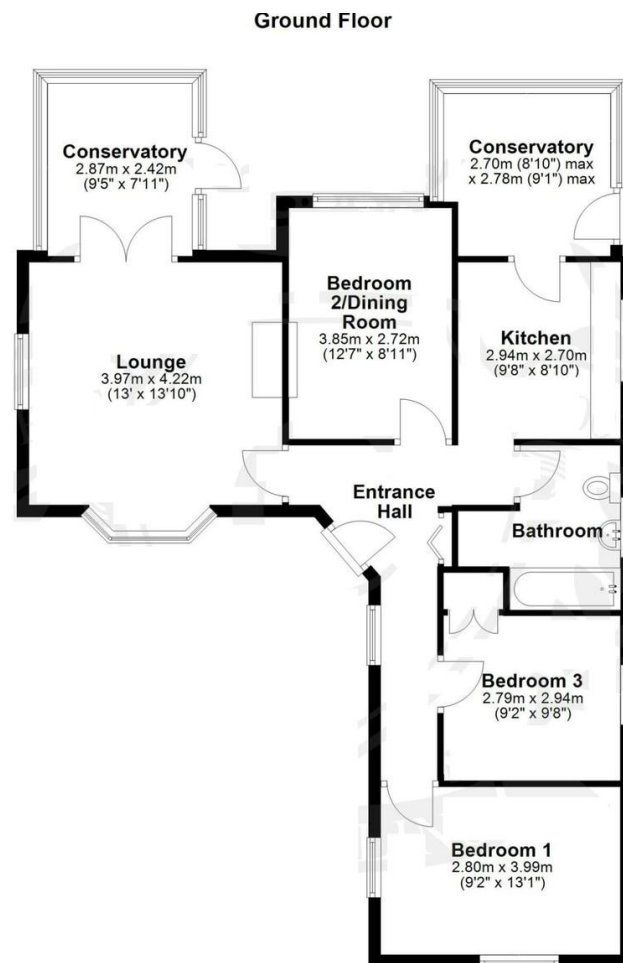
BEDROOM 1 9' 2" x 13' 1" (2.79m x 3.99m)

BEDROOM 2 12' 7" x 8' 11" (3.84m x 2.72m)

BEDROOM 3 9' 2" x 9' 8" (2.79m x 2.95m)

GARAGE





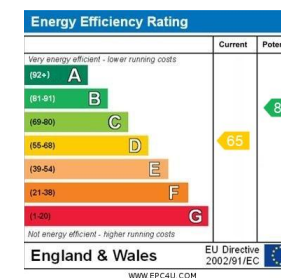
Total area: approx. 87.4 sq. metres (940.7 sq. feet)

LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
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