

OFFERS OVER

**£330,000**

**116 Oak Road**

PO15 5HP



## PROPERTY SUMMARY

Jeffries & Dibbens is pleased to offer to the market this detached three bedroom bungalow, ideally situated in a highly sought-after location to the west of Fareham town centre. The accommodation boasts three good size bedrooms, a shower room, a fitted kitchen, a spacious lounge with a conservatory, and a separate dining room to the rear. Outside, the garden is mainly laid to lawn along with side access, a large garden room, garage and off road parking to the front. Please call our Fareham office to arrange a viewing.

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#### **ENTRANCE HALL**

**BEDROOM 1** 16' 4" x 12' 00" (4.98m x 3.66m)

**BEDROOM 2** 12' 9" x 10' 11" (3.89m x 3.33m)

**BEDROOM 3** 9' 1" x 7' 8" (2.77m x 2.34m)

#### **SHOWER ROOM**

**KITCHEN** 10' 0" x 8' 10" (3.05m x 2.69m)

**DINING ROOM** 13' 8" x 9' 5" (4.17m x 2.87m)

**LOUNGE** 15' 8" x 10' 4" (4.78m x 3.15m)

**CONSERVATORY** 9' 8" x 7' 10" (2.95m x 2.39m)

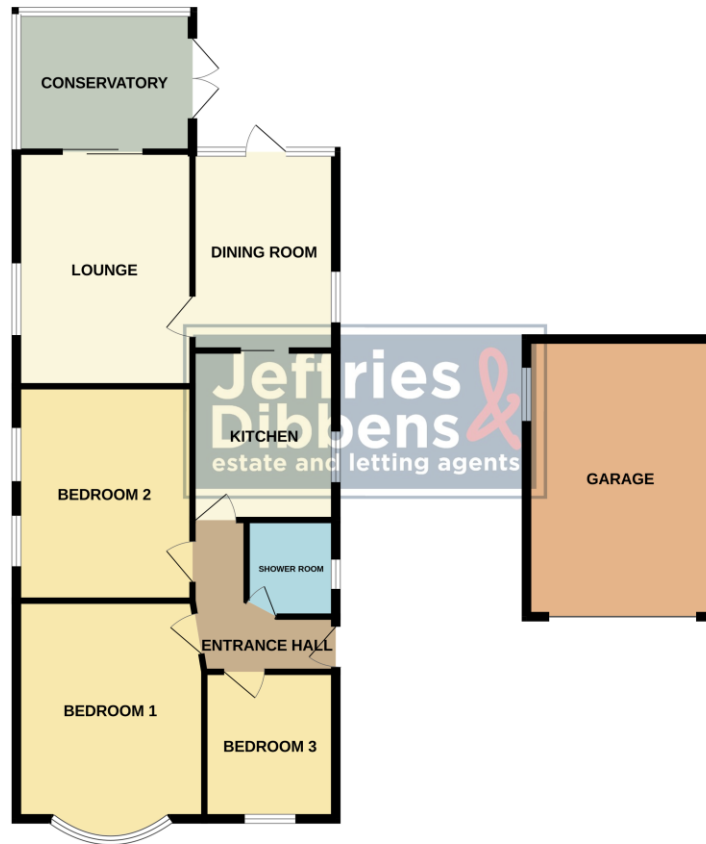
#### **GARDEN**

#### **GARDEN ROOM**

#### **GARAGE**



## GROUND FLOOR



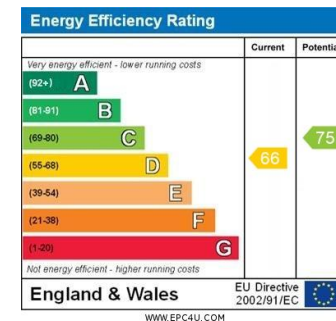
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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 &**  
estate and letting agents

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