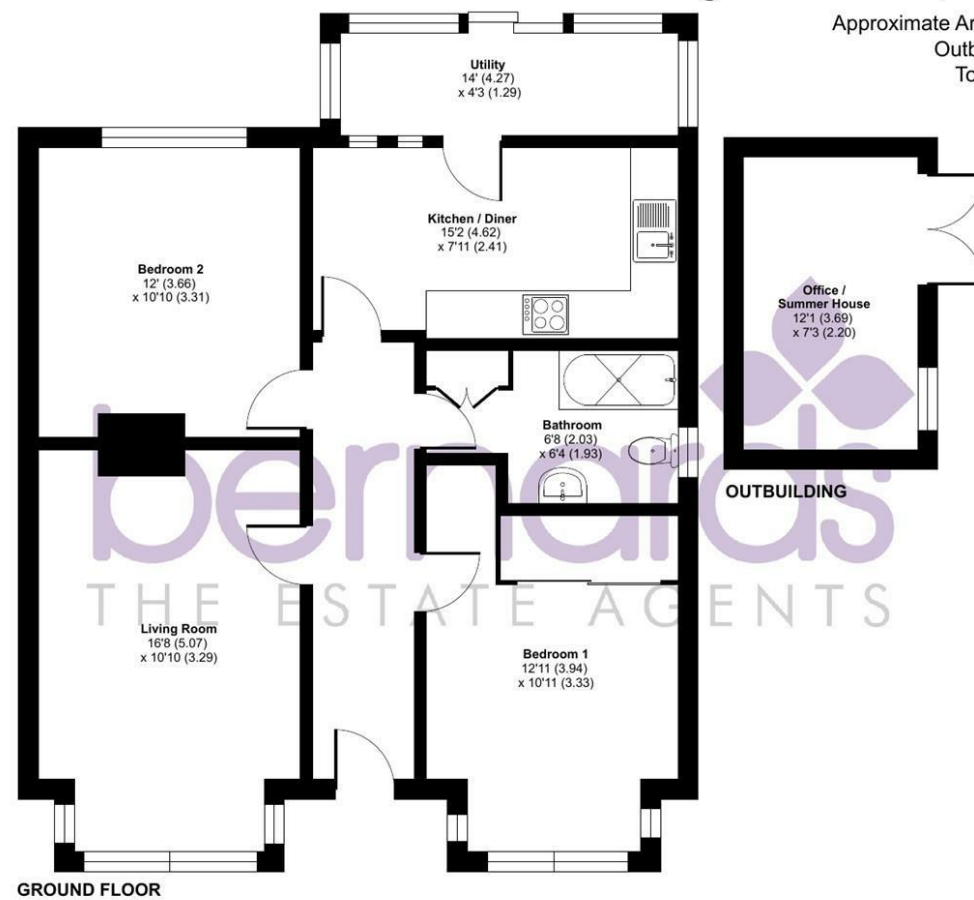


## Gudge Heath Lane, Fareham, PO15

Approximate Area = 804 sq ft / 74.6 sq m  
Outbuilding = 87 sq ft / 8 sq m  
Total = 891 sq ft / 82.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecorn 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1283884



79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



Guide Price £360,000

Gudge Heath Lane, Fareham PO15 6PZ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ CHAIN FREE
- ❖ DETACHED BUNGALOW
- ❖ LARGE REAR GARDEN
- ❖ TWO BEDROOMS
- ❖ MODERN FITTED KITCHEN
- ❖ SUMMER HOUSE/HOME OFFICE
- ❖ PLANNING PERMISSION FOR SINGLE STOREY EXTENSION
- ❖ DRIVEWAY FOR MULTIPLE VEHICLES
- ❖ WALKING DISTANCE TO SHOPS
- ❖ A MUST VIEW

\*\*\*NO FORWARD CHAIN\*\*\*

Situated on Gudge Heath Lane in Fareham, this beautifully presented bungalow offers a delightful living experience in a tranquil setting. With two well-proportioned bedrooms and a comfortable reception room, this property is perfect for those seeking a peaceful retreat or a family home. The bungalow boasts a generous plot, providing ample outdoor space for relaxation and recreation.

One of the standout features of this property is the approved planning application for a single-storey extension to the rear, along with a porch, allowing for the potential to enhance and personalise your living space further. Additionally, the presence of a

summerhouse or office adds versatility, making it an ideal spot for remote work or leisure activities.

Parking is a breeze with space for up to four vehicles, ensuring convenience for both residents and guests. The property is offered with no forward chain, making it an attractive option for those looking to move in swiftly.

This charming bungalow combines comfort, potential, and a prime location, making it a must-see for anyone in search of their next home. Don't miss the opportunity to make this lovely property your own.

Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

- LOUNGE  
16'7" \* 10'9" (5.07 \* 3.29)
- KITCHEN/BREAKFAST ROOM  
15'1" \* 7'10" (4.62 \* 2.41)
- LEAN TO
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM
- SUMMER HOUSE/HOME OFFICE
- COUNCIL TAX BAND C

## ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**OFFER CHECK PROCEDURE**  
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

## REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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