



40 The Thicket
Fareham, PO16 8PZ
Asking Price £350,000

co**groves**
Sales, Rentals and Block Management

40 The Thicket, Fareham, PO16 8PZ

SALE AGREED WITHIN 1 WEEK OF MARKETING. THINKING OF SELLING? PLEASE CONTACT US FOR ADVICE.

2 BEDROOM DETACHED BUNGALOW REQUIRING UPDATING. BENEFITS INCLUDE DRIVEWAY, GARAGE AND OFFERED WITH NO CHAIN. Located in this quiet part of Portchester just a short distance from Fareham Town Centre with offers a selection of shops, cafes, restaurants, public houses and Fareham Train Station. The M27 motorway, A27 & A3 are a short drive away giving easy access to Portsmouth, Southampton, Chichester and London. The accommodation comprises 2 double bedrooms, good size lounge/dining room overlooking garden, kitchen, bathroom with separate WC. Good size rear garden with side pedestrian access. The property has been priced to reflect the works required which will give the right buyer the flexibility of improving/extending the property to their requirements.

Entrance Porch

Double glazed door to front, tiled flooring, double glazed window to side, door to:

Entrance Hall

Coved ceiling, cupboard housing meters, radiator.

Lounge/Dining Room

17'10 x 13'1 (5.44m x 3.99m)

Double glazed door to rear overlooking garden, coved ceiling, radiator, electric fire.

Kitchen

15'3 x 8'8 (4.65m x 2.64m)

Single drainer stainless steel sink unit with range of wall and base cupboards, gas cooker point, space for fridge, plumbing for washing machine, part tiled walls, coved ceiling, radiator, double glazed window and door to garden.

Bedroom 1

14'4 x 10'6 (4.37m x 3.20m)

Double glazed window to front, coved ceiling, radiator.

Bedroom 2

14'4 x 10'2 (4.37m x 3.10m)

Double glazed window to front, coved ceiling, radiator.

Bathroom

5'7 x 5'7 (1.70m x 1.70m)

White suite comprising bath, wash hand basin with storage below, part tiled walls, double glazed window to side, radiator.

WC

5'7 x 2'9 (1.70m x 0.84m)

WC, double glazed window to side.

Driveway

Parking for several vehicles, leading to:

Garage

19'1 x 8'10 (5.82m x 2.69m)

Up and over door, power points, window to side.

Garden

Enclosed rear garden with mature shrubs, fenced boundaries, patio area, lawn area, greenhouse.

Additional Information

Tenure - Freehold

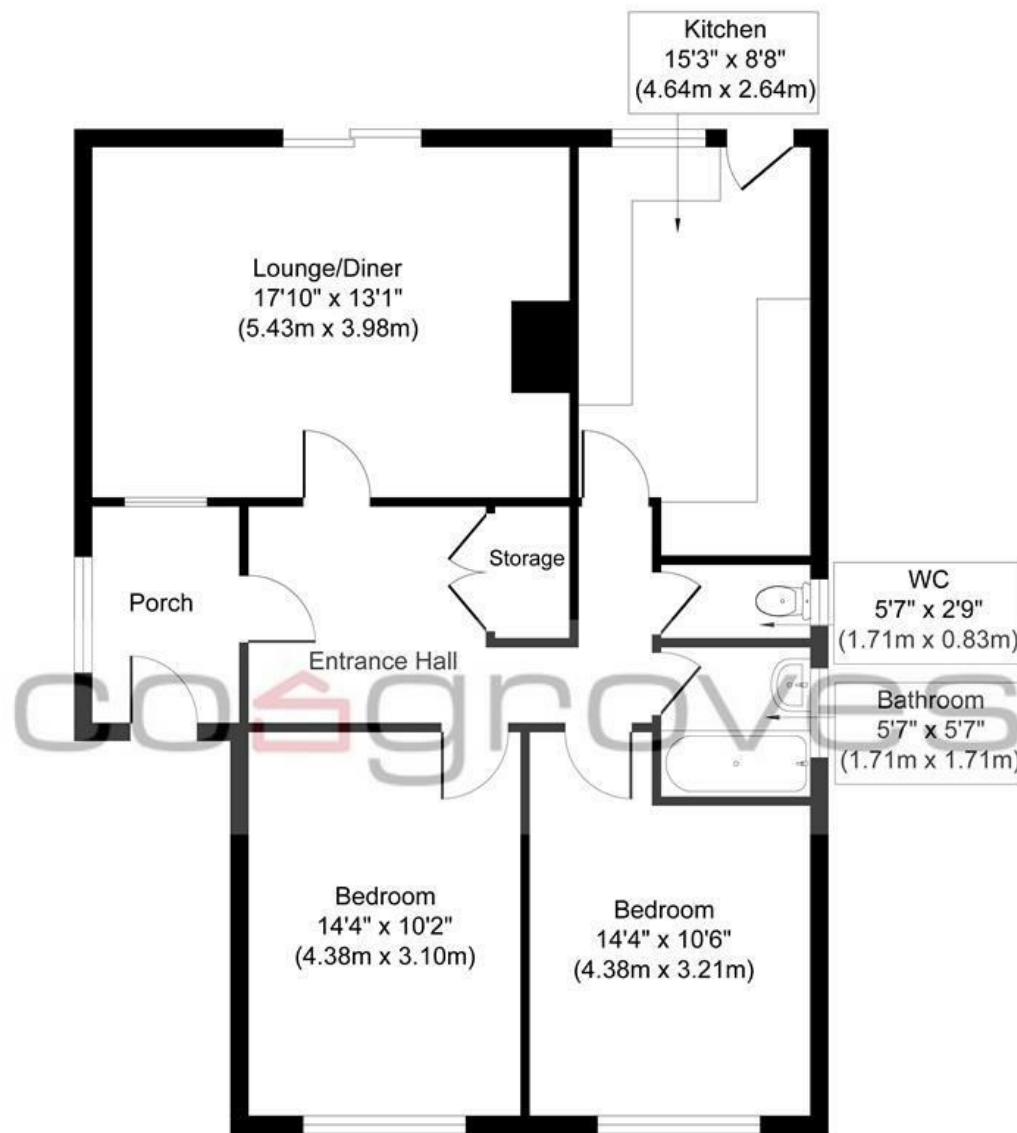
Council Tax - Band E

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.



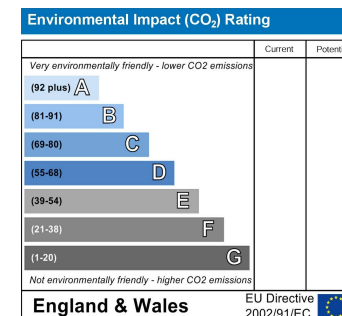
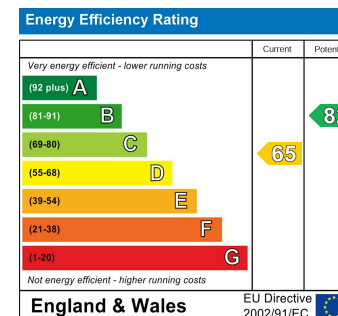


Ground Floor
Approximate Floor Area
850 sq. ft
(79.00 sq. m)

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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