



167 Gudge Heath Lane
Fareham, PO15 6PR

Offers Over £280,000

cogroves

Sales, Rentals and Block Management

167 Gudge Heath Lane, Fareham, PO15 6PR

GUIDE PRICE £280,000-£300,000. We are pleased to bring to the market this 3 bedroom semi detached family home with off road parking and large garden with side pedestrian access. The accommodation comprises 3 bedrooms, lounge, kitchen/dining room, first floor bathroom. The property is fitted with double glazing and gas central heating but does require some general works and new floor coverings. Located in this popular area close to Fareham Train Station and Fareham Town Centre. Offered with no forward chain.

Entrance Hall

Glazed front door, meter cupboard, picture rail, stairs to first floor with under stairs storage cupboard.

Lounge

13'9 into bay x 13'1 (4.19m into bay x 3.99m)

Double glazed bay window to front, radiator.

Dining Room

11'9 x 11'6 (3.58m x 3.51m)

Double glazed window to rear, radiator, opening to:

Kitchen

11'9 x 7'2 (3.58m x 2.18m)

Single drainer stainless steel sink unit with wall and base cupboards, oven, hob, extractor, part tiled walls, wall mounted Worcester gas boiler, double glazed window to side and double glazed doors to garden.

First Floor Landing

Hatch to loft, picture rail.

Bedroom 1

11'8 x 12'7 (3.56m x 3.84m)

Double glazed window to rear, radiator, picture rail, built in cupboard.

Bedroom 2

12'6 x 11' (3.81m x 3.35m)

Double glazed window to front, radiator, picture rail.

Bedroom 3

7'6 x 7'5 (2.29m x 2.26m)

Double glazed window to front, radiator.

Bathroom

6'4 x 5'6 (1.93m x 1.68m)

Suite comprising bath, wash hand basin, WC, part tiled walls, radiator, extractor, double glazed window to rear.

Garden

Large enclosed garden with side pedestrian access, lawn, patio area, fenced boundaries.

Driveway

Driveway to front with off road parking.

Addition Information

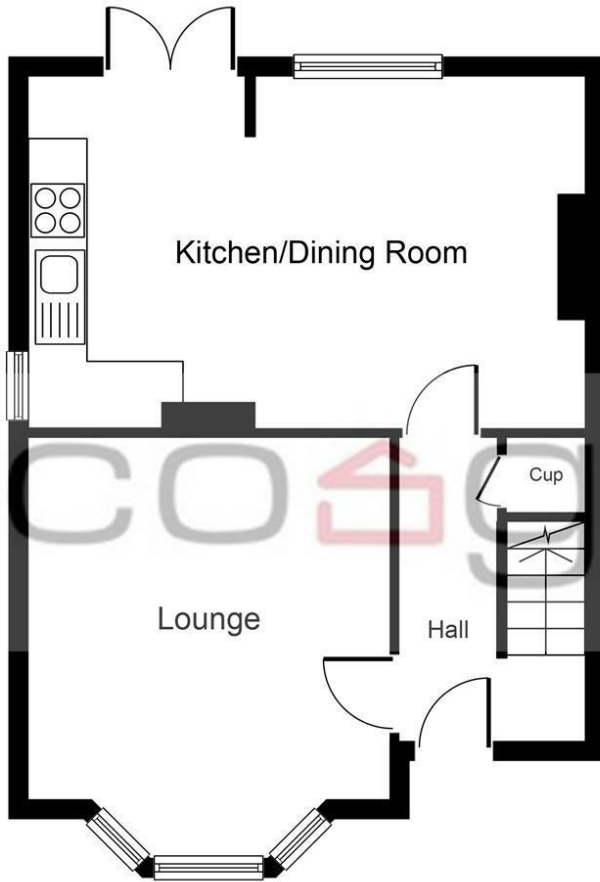
Tenure - Freehold

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.

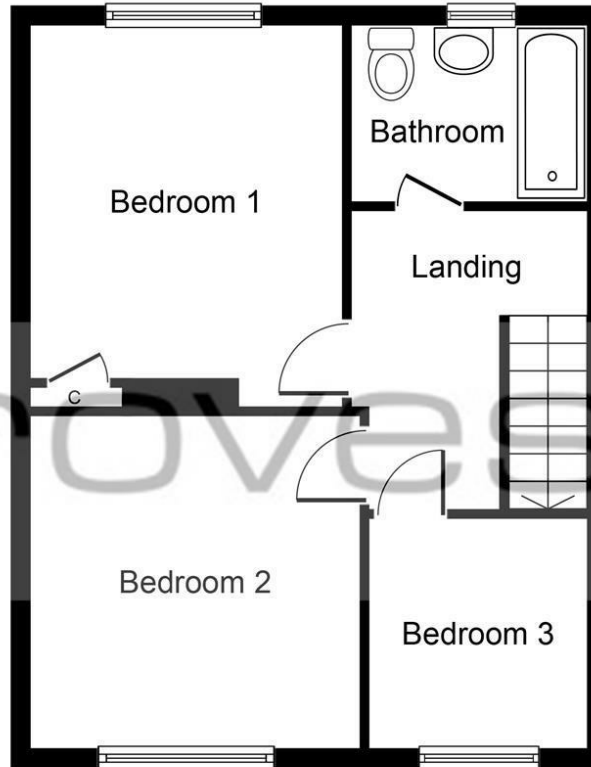
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

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





Ground Floor

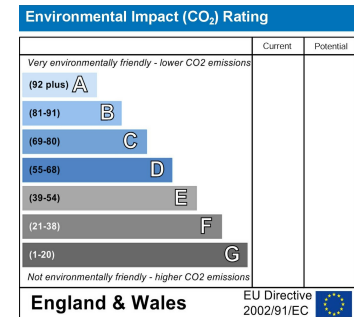
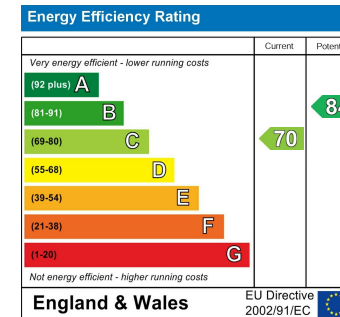


First Floor

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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cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

