

The Accommodation Comprises:-

Front door into:-

Entrance Hall:-

Radiator, smoke detector.

Lounge:- 16' 9" x 14' 11" (5.10m x 4.54m)

French doors enjoying views and accessing the garden, windows to side elevation, wood burning stove with raised hearth with tiled splashback, door to:-

Utility Room:-

Work surfaces with recess for washing machine, American-style fridge/freezer and other electrical appliances, double glazed door giving access to garden, further door to:-

Shower Room:- 7' 2" x 5' 1" (2.18m x 1.55m)

Obscured double glazed window to side, close-coupled wc, wash hand basin with mixer tap inset vanity unit, tiled shower cubicle, long-line chrome towel rail, storage.

L-Shaped Kitchen/Diner:- 16' 9" x 16' 7" (5.10m x 5.05m) Max

French doors and window to side giving access to side and rear, range of base and eye level units with work surfaces, single drainer sink unit with mixer tap and vegetable spray, recess for refrigerator, recess for dishwasher, recess for range oven, tiled splashback and stainless steel extractor over, space for table and chairs, long-line radiator, door giving access to loft room via staircase, tiled floor.

Loft Room:- 14' 11" x 11' 11" (4.54m x 3.63m)

Twin Velux windows, power and light connected, storage area.

Bedroom 1:- 12' 0" x 11' 5" (3.65m x 3.48m)

Double glazed bay window to front elevation, double radiator.

Bedroom 2:- 11' 11" x 10' 11" (3.63m x 3.32m)

Double glazed bay window to front elevation, radiator.

Bedroom 3:- 9' 2" x 8' 7" (2.79m x 2.61m)

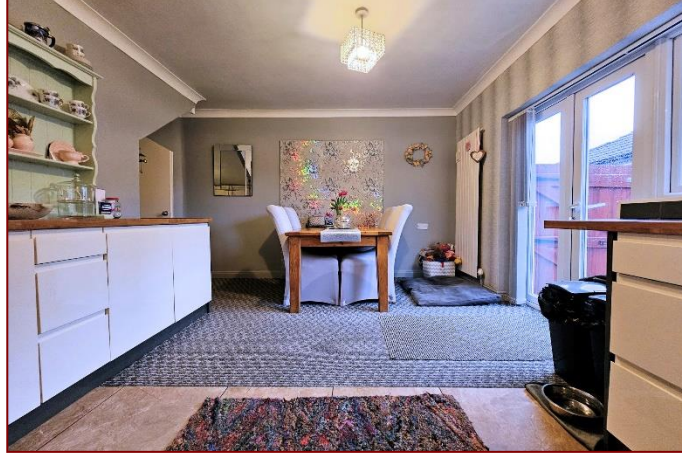
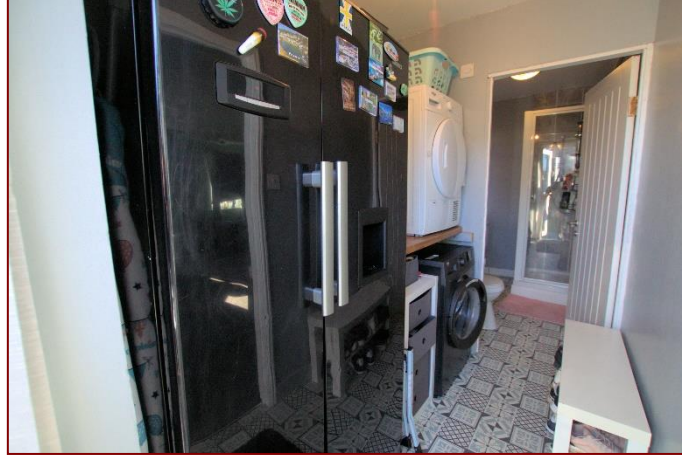
Double glazed window to side elevation, radiator.

Bathroom:- 8' 7" x 7' 6" (2.61m x 2.28m)

Obscured double glazed window to side elevation, close-coupled wc, free-standing bath with mixer tap and hand shower attachment, wash hand basin with mixer tap inset range of vanity units, tiled surround, close-coupled wc with concealed cistern, wall mounted Vaillant gas central heating boiler concealed in wall-unit and storage, long-line towel rail, mainly tiled.

Outside:-

Driveway to the front with double opening wooden gates, access to side, double opening wooden gates with long driveway leading to garage/workshop with courtesy door, garden shed to side, raised sitting area, access via the other side of the bungalow via wooden gate gives pedestrian access to the rear garden with full-width terrace, formal lawns and further sitting area to the side and rear of the garden. Lighting, power points and water tap.



Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band D
Tenure: - Freehold
Property Type: - Bungalow
Property Construction: - Traditional
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Central Heating
Broadband - Supplied by BT. Average available download speed for this Postcode of 1130MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: Signal and no current black spots. Check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Garage and driveway
Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?
Fenwicks Estate Agents has further information as provided by current vendor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£495,000

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