

The Accommodation Comprises:-

Front door into:-

Entrance Hall:-

Window to front elevation, stairs to first floor, radiator, under stairs cupboard, flat ceiling with lighting inset, dado rail.

Sitting room:- 15' 4" x 11' 11" (4.67m x 3.63m)

Windows to front and side elevations, brick-built fireplace with living flame coal effect gas fire inset, coving to flat ceiling, radiator.

Lounge/Dining Area/ Orangery:-

Dining Area:- 22' x 10' 5" (6.70m x 3.17m) Maximum measurements

Window to rear over looking garden and further window to side, two radiators, double opening doors to storage and shelving, door giving access to hallway.

Lounge Area:- 21' 10" x 20' 10" (6.65m x 6.35m) Maximum Measurements

Double glazed door and windows enjoying views and accessing the rear garden, two radiators, door giving access to:-

Kitchen:- 10' 10" x 8' 10" (3.30m x 2.69m) Maximum Measurements

Window to side elevation, range of base and eye level units with roll-top work surfaces with tiled surround, underlighting to wall units, one and a half bowl sink unit with mixer tap, ceramic hob with stainless steel extractor over, oven and grill, integrated fridge and freezer, dishwasher, microwave door into:-

Utility Room:- 8' 4" x 6' 1" (2.54m x 1.85m)

Stainless steel single drainer sink unit with mixer tap, units over and under, long-line radiator, space for American-style fridge/freezer, door giving access to:-

Study:- 11' 2" x 7' 11" (3.40m x 2.41m) Maximum Measurements

Obscured window and door leading to garden, radiator, door giving access to cloakroom, close-coupled wc, tiled surround, wash hand basin with tiled surround, radiator, flat ceiling with lighting and extractor inset, door to:-

Cloakroom:-

Close-coupled WC, tiled surround, wash hand basin with tiled surround, radiator, flat ceiling with lighting and extractor inset.

Bathroom:- 6' 4" x 5' 11" (1.93m x 1.80m)

Obscured window to side elevation, close coupled wc, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, shower screen, long-line chrome towel rail, tiled with complimentary floor tiling, full-width wall-mounted mirror.

First Floor Landing:-

Window to half landing, dado rail, access to loft, storage cupboard.

Bedroom 1:- 12' x 9' 4" (3.65m x 2.84m) Maximum Measurements

Window to rear overlooking garden, fitted wardrobe units, radiator.

Bedroom 2:- 14' 6" x 9' 6" (4.42m x 2.89m)

Window to rear, fitted wardrobe units, radiator.

Bedroom 3:- 12' 5" x 8' 9" (3.78m x 2.66m)

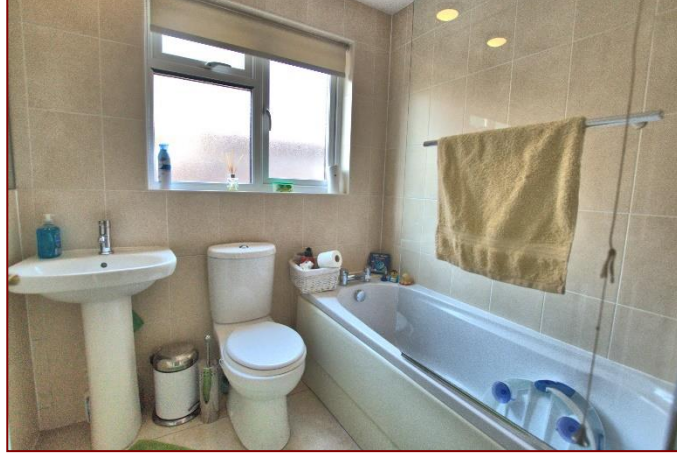
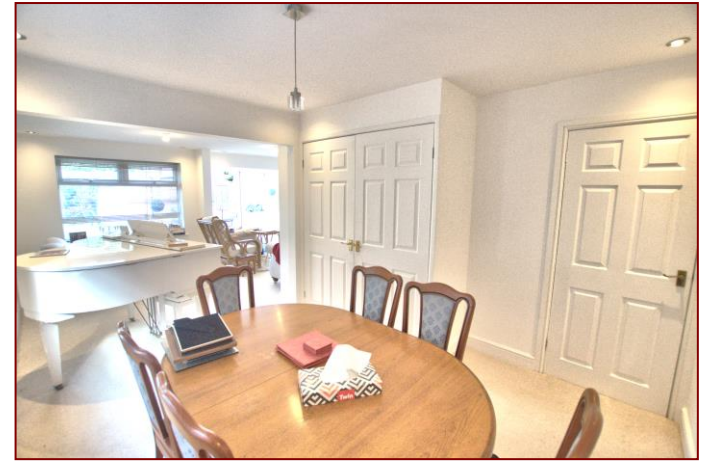
Double glazed window to front, radiator.

Shower Room:- 5' 10" x 5' 10" (1.78m x 1.78m)

Obscured window, close-coupled wc, pedestal wash hand basin with mixer tap, walk-in shower cubicle with full-width wall-mounted mirror, chrome long-line towel rail, lighting inset ceiling.

Outside:-

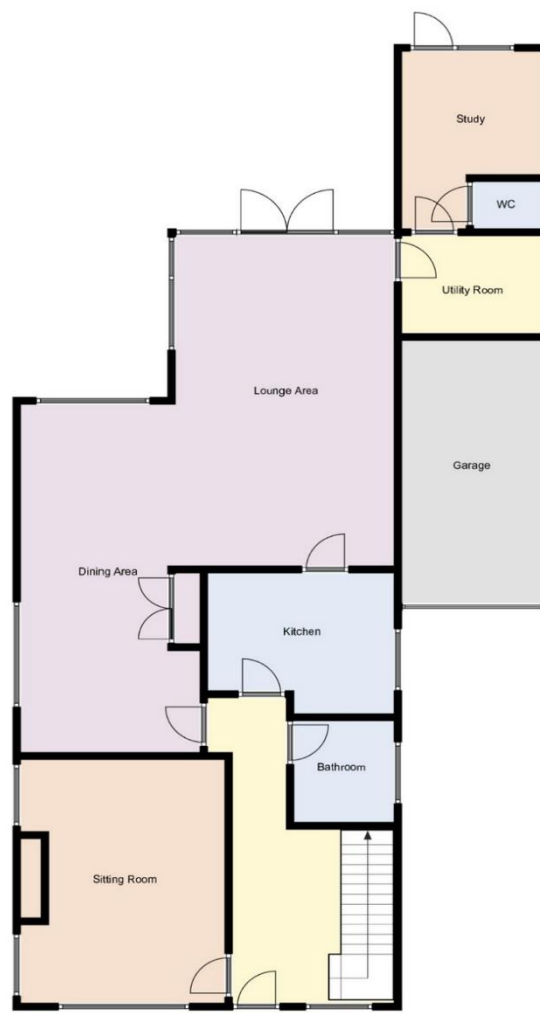
Hedging to the front and side, resin driveway leading to the garage with automatic door, courtesy door to rear. Rear garden is enclosed, wooden gate gives pedestrian access, patio for sitting, socialising and entertaining purposes, formal well-manicured lawns, mature shrubs and bushes.



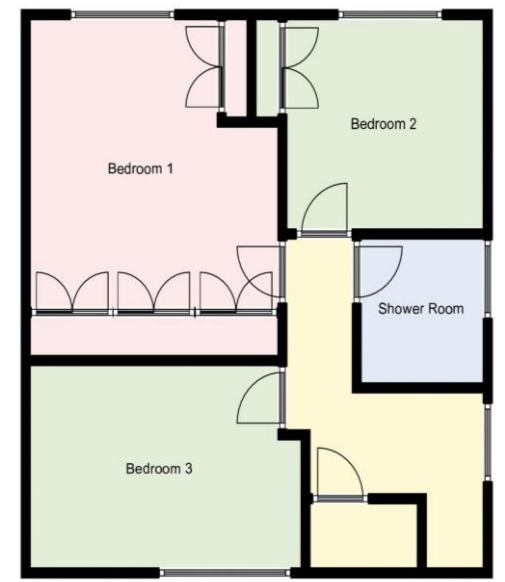
Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band E
 Tenure: - Freehold
 Property Type: -Bungalow
 Property Construction: - Traditional
 Electricity Supply: - Mains
 Gas Supply: - Mains
 Water Supply: - Mains + meter
 Sewerage: - Mains
 Heating: - Central Heating
 Broadband - Broadband and the seller informs us that this is supplied by Sky.
 Average available download speed for this Postcode of 1130 MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
 Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please 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



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



Offers in Excess of: £500,000
 353 Warsash Road, Fareham, PO14 4LR

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks
 THE INDEPENDENT ESTATE AGENT