

The Accommodation Comprises:-

Front door with obscured double glazed panels inset with matching panel to side into:

Entrance Hall:-

Textured ceiling, wood floor, glazed door into:

Lounge:- 16' 10" x 12' 3" (5.13m x 3.73m) Maximum Measurements

Double glazed window to front elevation, radiator, coving to textured ceiling, fireplace.

Dining Room:- 15' 9" x 7' 5" (4.80m x 2.26m)

Double glazed window to front elevation, coving to textured ceiling, radiator.

Kitchen:- 11' 9" x 9' (3.58m x 2.74m) Maximum Measurements

Double glazed window to front elevation, textured ceiling inset spot lighting, range of base and eye level units with roll top work surfaces, radiator, single bowl sink unit with mixer tap, integrated oven, hob with extractor hood over, space for fridge freezer, space for further electrical appliances, wall mounted Vaillant gas central heating boiler, obscured glazed door into:

Sun Lounge:- 11' 9" x 7' 8" (3.58m x 2.34m)

Double glazed windows to front, side and rear elevations, polycarbonate ceiling, French doors giving access to rear gardens, wall light, space for electrical appliances.

Inner Hallway:-

Textured ceiling, radiator, access to loft, double opening doors to deep (4' x 3'7") storage cupboard with cloak hanging space and shelf for storage.

Bedroom 1:- 11' 9" x 11' (3.58m x 3.35m) Maximum Measurements

Double glazed window to rear elevation, radiator, coving to textured ceiling, range of fitted wardrobe units and over-bed storage units.

Bedroom 2:- 10' 11" x 10' 2" (3.32m x 3.10m)

Double glazed window to rear elevation, coving to textured ceiling, radiator.

Bedroom 3:- 10' 11" x 6' 10" (3.32m x 2.08m)

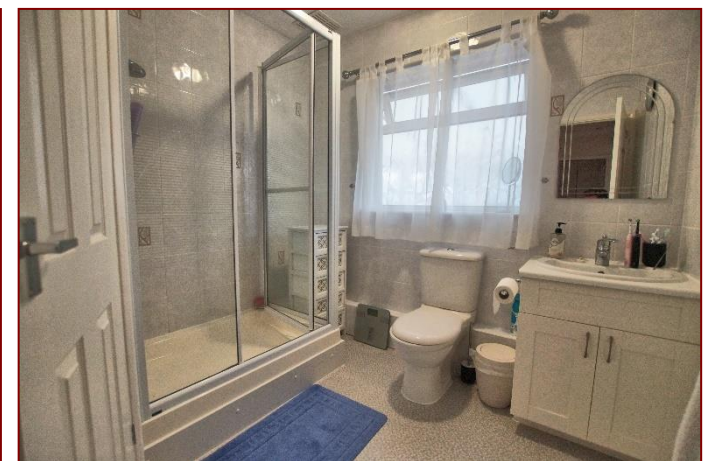
Double glazed window to rear elevation, radiator, coving to textured ceiling.

Shower Room:- 8' x 5' 6" (2.44m x 1.68m) Maximum Measurements

Obscured double glazed window to side elevation, textured ceiling, fully tiled, white suite comprising: close coupled WC, wash hand basin inset vanity unit, shower cubicle, radiator, towel rail, storage cupboard with cloak hanging space, shelves and radiator.

Outside:-

Front garden is laid mainly to lawn for ease of maintenance with some shrubs and flowers to the borders, low brick wall, driveway for parking, outside light, wrought iron gate gives pedestrian access to the rear garden. The rear garden is laid mainly to lawn for ease of maintenance with patio area and is bordered by fence panels, shrubs and bushes to the borders, water tap, shed, garage to the rear with courtesy door and windows. Additional parking is directly in front of the garage.



Nota Bene:

Council Tax Band: C Fareham Borough Council.

Tenure: - Freehold

Property Type: - Semi-Detached Bungalow

Property Construction: - Traditional

Electricity Supply: - Octopus

Gas Supply:- Octopus

Mains Water Supply: - Portsmouth Water

Mains Sewerage: - Southern Water

Mains Heating: - Central Heating

Broadband - BT

Average available speed for this Postcode of TBC: 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.

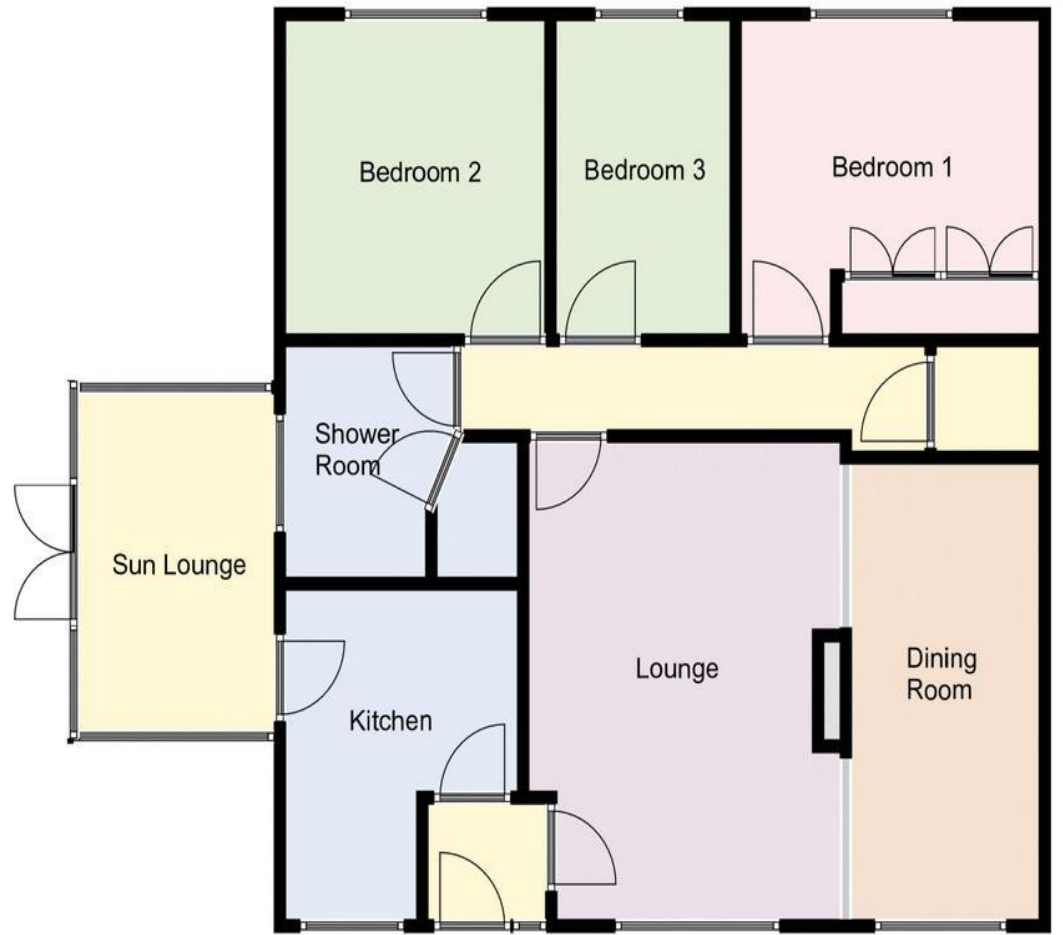
Please check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Garage and Driveway

Flood Risk: - Please check flood risk data at the Environment Agency 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		94 B
69-80	C	69 C	
55-68	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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£395,000

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