

**The Accommodation Comprises**

Composite front door with obscured glazed panel to:

**Entrance Hall**

Coved ceiling, smoke detector, thermostat control to wall, access to loft space, wall mounted unit concealing consumer unit and electric meter, radiator, glazed door to:

**Lounge 13' 8" x 12' 1" (4.16m x 3.68m)**

Coved ceiling, UPVC double glazed lead light bay window to front elevation, radiator, feature fireplace with electric fire inset.

**Kitchen 9' 8" x 8' 9" (2.94m x 2.66m)**

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, one half bowl composite sink unit with mixer tap and drainer, space and plumbing for washing machine, gas hob, electric oven with extractor hood over, space for fridge/ freezer, space and plumbing for dishwasher, cupboard housing Worcester boiler.

**Dining Area 9' 0" x 7' 7" (2.74m x 2.31m)**

Coved ceiling, UPVC double glazed windows overlooking rear garden, radiator, external door from dining area onto driveway, double opening doors to:

**Conservatory 11' 9" x 10' 5" (3.58m x 3.17m)**

Polycarbonate roof, base brick and UPVC double glazed windows and double opening doors to rear garden, radiator.

**Bedroom One 12' 5" x 9' 0" (3.78m x 2.74m) plus wardrobes**

Coved ceiling, UPVC double glazed window to conservatory, radiator, fitted with a range of built-in wardrobes and drawer units with dressing table.

**Bedroom Two 9' 1" x 7' 9" (2.77m x 2.36m)**

Coved ceiling, UPVC double glazed window to front elevation, radiator.

**Shower Room 5' 10" x 5' 6" (1.78m x 1.68m) maximum measurements**

Inset spotlighting, extractor fan, obscured UPVC double glazed window to side elevation, shower cubicle with mains shower, vanity units housing WC and wash hand basin, large mirror to wall, ladder style radiator, tiled floor and walls.

**Outside**

The rear garden is enclosed by panel fencing, landscaped with patio area, lawn and mature shrubs and trees to borders, side pedestrian access by gate, courtesy door to garage shed, greenhouse to remain. To the front of the property is a driveway for numerous vehicles, front garden laid to shingle for ease of maintenance with mature shrubs and trees, driveway leads to garage, garage has power light connected.



**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band D

Tenure: - Freehold

Property Type: - Detached Bungalow

Property Construction: - Traditional- Brick

Electricity Supply: - Mains. Energy Smart Meter

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

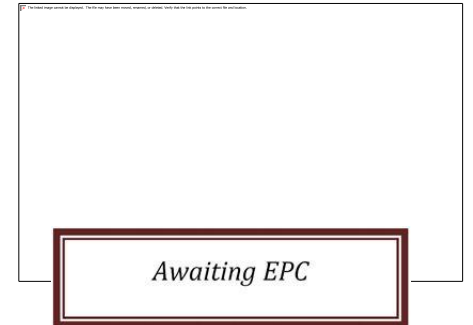
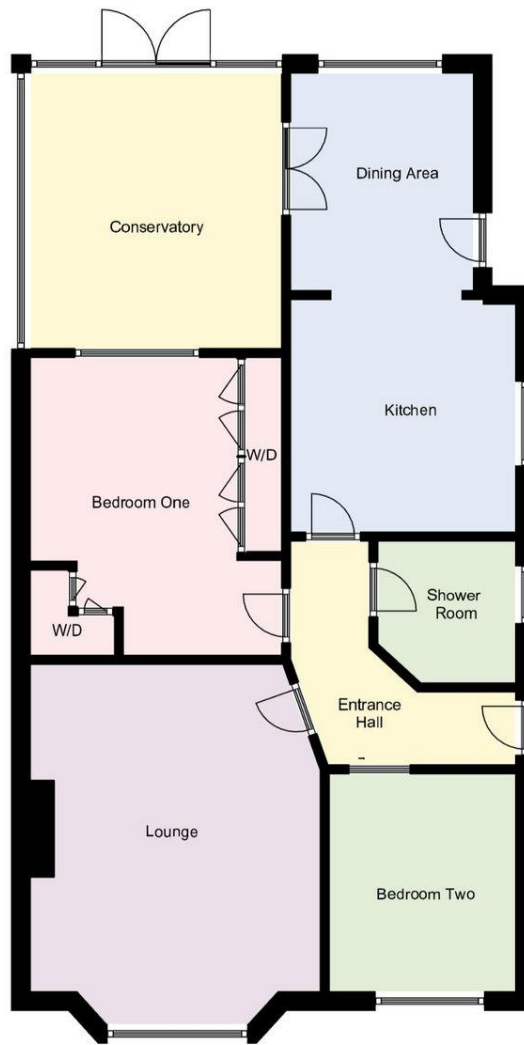
Heating: - Central Heating

Parking: Garage and Driveway

Broadband - Average available download speed for this Postcode of 1600MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: The current seller informs us that mobile signal and service are available. Please check here for all networks - <https://checker.ofcom.org.uk/>

Flood Risk: - No reported flooding since ownership. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?



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£450,000

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