

NO ONWARD CHAIN. Situated in this most sought after location in central Fareham, this is an excellent opportunity to own a large, individual detached bungalow with its own indoor swimming pool, private garden and secluded private garden.

The Accommodation Comprises:-

Door into:

Entrance Vestibule:

Door into:

Shower Room:-

Obscured glazed window, corner wash hand basin, close coupled WC, shower cubicle, tiled, radiator.

Lounge:- 22' x 12' 2" (6.70m x 3.71m)

Window and glazed door accessing a courtyard garden, windows to side, single radiator, double radiator, fireplace, obscured glazed window and French doors giving access to inner vestibule.

Kitchen:- 11' 11" x 11' 6" (3.63m x 3.50m)

Window to rear and side elevations, range or base and eye level units with work surfaces and tiled surround, one and a half bowl stainless steel sink unit, recess for dishwasher and further electrical appliances, gas hob with stainless steel extractor over, oven and grill.

Dining Room:- 12' 6" x 11' 11" (3.81m x 3.63m)

Window to rear and sliding door and window accessing the inner courtyard garden, radiator.

Inner Hallway:-

Window overlooking courtyard garden, radiator.

Utility Room:- 16' 10" x 11' 11" (5.13m x 3.63m)

Door giving access to garden, work surfaces, space for electrical appliances, deep cupboard with central heating boiler, folding door to storage.

Bedroom 1:- 14' 11" x 13' 3" (4.54m x 4.04m)

Window to side elevation, radiator, fitted wardrobe units.

Ensuite Shower Room:- 8' 4" x 4' 9" (2.54m x 1.45m) Maximum Measurements

Close coupled WC, wash hand basin, shower cubicle, obscured glazed window, tiled.

Bedroom 2:- 16' 10" x 10' 7" (5.13m x 3.22m)

Windows to side and rear elevations, fitted wardrobe units, two radiators.

Bedroom 3:- 15' 10" x 13' 9" (4.82m x 4.19m) Maximum Measurements

Window to rear, fitted wardrobe units, radiator, wash hand basin, tiled splash-back.

Bathroom:- 8' 5" x 5' 10" (2.56m x 1.78m)

Obscured glazed window, close coupled WC, pedestal wash hand basin, panelled bath, radiator, tiled.

Changing Room:- 13' 7" x 6' 6" (4.14m x 1.98m)

Accessed from entrance vestibule and lounge with glazed window to side and door into:

Swimming Pool:- 39' 10" x 21' 8" (12.13m x 6.60m)

Double glazed French doors to the sides, swimming pool. Door giving access to:

Boiler Room:- 8' 1" x 7' 4" (2.46m x 2.23m)

Appliances for heating swimming pool.

Outside:-

Accessed via driveway of no: 32 leading to garage and parking for 32a. Wooden gate gives access to the front garden which is laid mainly to lawns with mature trees and shrubs to the borders with some garden sheds and outbuildings.

Nota Bene:

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

Tenure: - Freehold

Property Type: - Detached Bungalow

Property Construction: - Traditional

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - TBC

Heating: - Central Heating

Broadband - Broadband connected to the property and the seller informs us that this is supplied by Sky. Average available download speed for this Postcode of 80MB: 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: Tandem 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 Agent has further information as provided by current vendor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 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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£785,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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