

Offered for sale with no onward chain, this charming, detached two double bedroom bungalow conveniently situated in North Fareham enjoying a corner plot position in north Fareham with garage, parking, gardens and a 22 foot lounge and spacious kitchen/breakfast room.

- Two Double Bedroom Detached Bungalow
- 22 Foot Lounge/Dining Room
- Spacious Kitchen/Breakfast Room
- Shower Room
- Gas Central Heating
- Double Glazing
- Off Road Parking
- Garage
- Corner Plot Position with Gardens to Front and Rear
- No Onward Chain

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Radiator, access to loft, linen cupboard with radiator and shelving.

**Lounge/Dining Room:- 22' x 14' (6.70m x 4.26m) Maximum Measurements**

Double glazed picture window to front elevation and further windows to side, double radiator, further single radiator, fireplace.

**Kitchen/Breakfast Room:- 14' 11" x 9' 8" (4.54m x 2.94m)**

Double glazed window to side with double glazed window and door giving access to garden, radiator, space for table and chairs, range of base and eye level units with roll top work surfaces, one and a half bowl sink unit with mixer tap, extractor hood over, oven and grill, space for washing machine, fridge freezer and door to cupboard with shelving and storage.

**Bedroom 1:- 12' 7" x 11' (3.83m x 3.35m)**

Double glazed window to rear, radiator.

**Bedroom 2:- 10' 8" x 10' 5" (3.25m x 3.17m)**

Double glazed window to front elevation, radiator.

**Shower Room:- 6' 4" x 5' 6" (1.93m x 1.68m)**

Obscured double glazed window, close coupled WC, wash hand basin with mixer tap inset vanity unit, corner shower cubicle, tiled, shaver socket, long line towel rail.

**Outside:-**

Enjoying a corner plot position, lawns to the front and side with mature shrubs, driveway to garage (15'11 x 8'), enclosed courtyard rear garden extends to rear, garden shed and summer house.

**Nota Bene**

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

Tenure: - Freehold

Property Type: - Detached Bungalow

Electricity Supply: - Mains, EDF

Gas Supply: - Mains, EDF

Water Supply: - Mains, Portsmouth Water

Sewerage: - Mains, Southern Water

Heating: - Gas Central Heating

Broadband - Broadband connection to the property is unknown.

Average available download speed for this Postcode of 1800Mbps:

Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>

Mobile signal: Unknown. Current black spots - Unknown. Please check

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

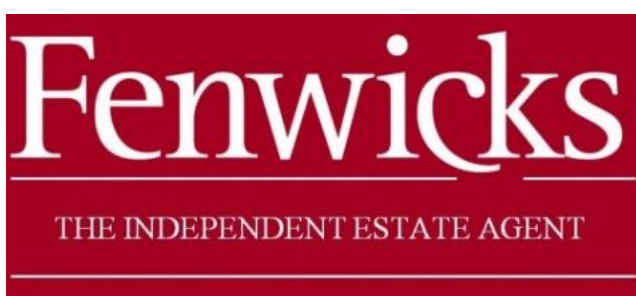
Parking: Garage

Flood Risk: - Please check flood risk data at the Environment Agency's

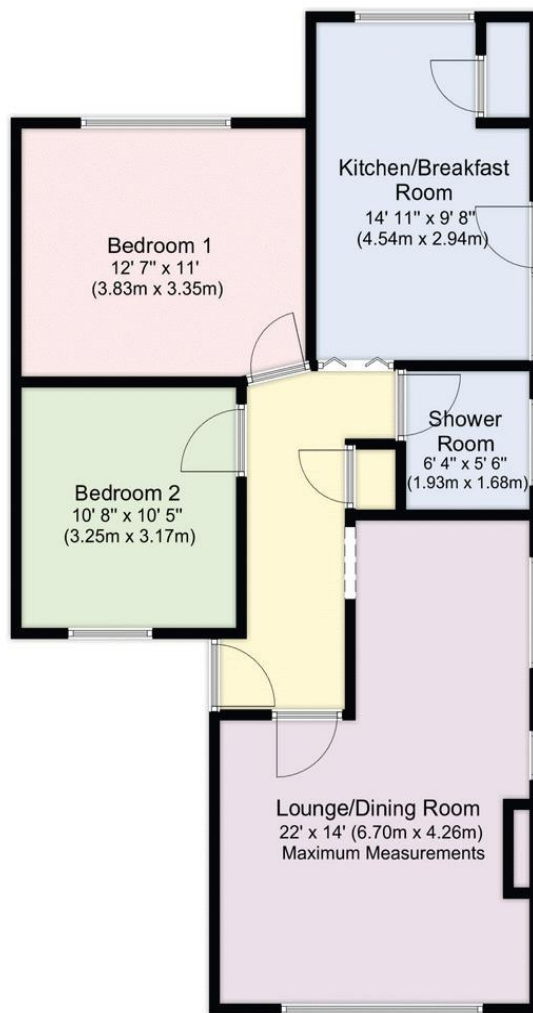
website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agent has further information as provided by current

vendor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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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**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£389,995

36 Abbeyfield Drive, Fareham, PO15 5PJ

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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