

The Accommodation Comprises:-
UPVC double glazed front door to:

Entrance Porch:-
UPVC double glazed window to front elevation, front door to:

Entrance Hall:-
Radiator, access to loft space, thermostat controls to wall.

Kitchen/Breakfast Room:- 20' 3" x 12' 11" (6.17m x 3.93m) maximum
UPVC double glazed leded light window to side elevation and double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, rolltop worksurface, one and a half bowl stainless steel sink unit with mixer tap, integrated electric oven, gas hob with extractor fan over, integrated dishwasher and washing machine, space for American-style fridge freezer, door to:

Lounge/Dining Room:- 20' 6" x 14' 11" (6.24m x 4.54m) maximum
Obscured UPVC double glazed leded light window to side elevation, radiator, modern wall hung electric fire, bi-folding doors to:

Conservatory:- 12' 6" x 8' 9" (3.81m x 2.66m)
UPVC double glazed windows and double opening doors to rear garden, glass roof.

Bedroom One:- 11' 11" x 10' 11" (3.63m x 3.32m) plus bay
UPVC double glazed leded light bay window to front elevation, radiator, coving to ceiling.

Bedroom Two:- 11' 0" x 9' 11" (3.35m x 3.02m)
Obscured UPVC double glazed leded light window to side elevation, radiator, coving to ceiling.

Bedroom Three:- 9' 11" x 9' 3" (3.02m x 2.82m)
UPVC double glazed leded light window to side elevation, radiator, coving to ceiling.

Shower Room:- 7' 10" x 4' 10" (2.39m x 1.47m)
Obscured UPVC double glazed leded light window to side elevation, coving to ceiling, inset spotlighting, WC with concealed cistern, wash hand basin set in vanity unit, shower cubicle with mains shower, rainfall shower head and additional hand shower attachment, chrome ladder style radiator, extractor fan.

Cloakroom:- 6' 2" x 2' 9" (1.88m x 0.84m)
Obscured UPVC double glazed leded light window to side elevation, low-level WC.

Outside:-
The rear garden is mainly laid to lawn with decking areas, side access to front, garage with up and over door and courtesy door to garden with power and light connected. To the front of the property is a shingle driveway providing off-road parking for several vehicles with established shrubs and planting.



Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band E
Tenure: - Freehold
Property Type: - Detached Bungalow
Property Construction: - Traditional
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Central Heating
Broadband - Average available download speed for this Postcode of 1130MB: 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/>
Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 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.



£540,000

66 Peters Road, Locks Heath, SO31 6EN

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

Fenwicks

THE INDEPENDENT ESTATE AGENT