

NO ONWARD CHAIN. Three bedroom semi detached chalet bungalow with conservatory, own driveway and garage and enjoying a cul de sac location within easy reach of Fareham train station.

- Three bedroom chalet bungalow
- Lounge
- Kitchen
- Sun Lounge
- Shower Room
- Gas Central Heating and Double Glazing
- Own Driveway
- Garage
- Enclosed Rear Garden
- No Onward Chain

The Accommodation Comprises:-
Front door into:

Entrance Porch:-
Obscured glazed door into:

Entrance Hall:-
Access to loft. Door into:

Lounge:- 15' x 10' 8" (4.57m x 3.25m)
Staircase to first floor, fireplace with raised hearth and coal effect gas fire inset with brass trim, double glazed French doors with matching windows to side into:

Sun Lounge:- 20' 1" x 6' 1" (6.12m x 1.85m)
Double glazed door giving access and enjoying views of the garden with windows to rear, further obscured double glazed door giving access to side, work surfaces with space under for storage and plumbed for washing machine.

Kitchen:- 9' 7" x 8' 2" (2.92m x 2.49m)
Double glazed window to side elevation, further window to rear and double glazed door giving access to sun lounge, range of base and eye-level units with roll top work surfaces with tiled surround, single drainer, stainless steel sink unit, recess for washing machine and space for fridge freezer, eye-level wall units, wall mounted Ideal gas central heating boiler.

Bedroom 1:- 14' 2" x 10' 7" (4.31m x 3.22m) Maximum Measurements
Double glazed window to front elevation, double radiator.

Bedroom 2/Study/Dining Room:- 8' 3" x 7' 11" (2.51m x 2.41m)
Double glazed window to front elevation, radiator.

Shower Room:- 5' 10" x 5' (1.78m x 1.52m)
Obscured double glazed window, wash hand basin, low-level W.C., corner-shower unit, chrome towel rail.

First Floor Landing:-
Sliding door into:

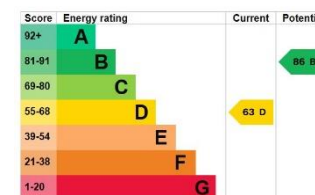
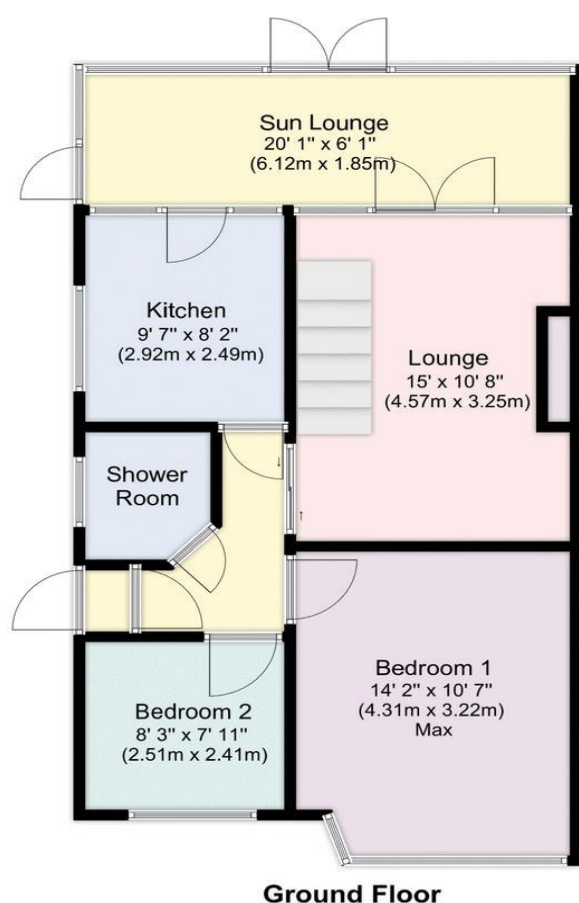
Bedroom 3:- 16' 3" x 10' 8" (4.95m x 3.25m) Maximum Measurements
Dual aspect with double glazed windows to front and rear elevations.

Outside:-
Driveway to the front leading to garage, lawns, bordered by brick wall. Rear garden is enclosed with patio and lawns for ease of maintenance.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Freehold
Property Type: - Semi-Detached Bungalow
Property Construction: - Traditional
Electricity Supply: - Mains,
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
Broadband - BT. Average available download speed for this Postcode of 1600MPS: Potential upload speeds - 21 MPS
<https://www.openreach.com/fibre-broadband>
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Driveway and Garage
Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor





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.



£285,000
 47 Nicholas Crescent, Fareham, PO15 5AJ

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

Fenwicks
 THE INDEPENDENT ESTATE AGENT