

Situated to the north of Fareham, this well presented two bedroom bungalow benefits from a sun lounge, enclosed rear garden and garage. Situated in a convenient location.

- Two Bedroom Semi Detached Bungalow
- Entrance Hall
- Lounge
- Kitchen
- Sun Lounge
- Bathroom
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Garage and parking on drive and dedicated shingled area

The Accommodation Comprises:-
Front door with obscured glazed panels inset into:

Entrance Hall:-
Access to loft, radiator.

Lounge:- 13' 8" Plus Recess x 12' 7" (4.16m x 3.83m)
Double glazed bay window to front elevation, flat ceiling, radiator.

Kitchen:- 9' 10" x 8' 10" (2.99m x 2.69m)
Double glazed window to side elevation, flat ceiling, range of base and eye level units with roll top work surfaces, single bowl sink unit, integrated oven with hob and extractor hood over, fridge and freezer, space for dishwasher, tiled floor, glazed door into:

Sun Lounge:- 9' 8" x 6' (2.94m x 1.83m)
Double glazed windows and double glazed casement door giving access to rear garden, plumbing for washing machine and space for further electrical appliances, radiator, tiled floor.

Bedroom 1:- 12' 5" x 11' 5" (3.78m x 3.48m)
Double glazed window to rear elevation, radiator.

Bedroom 2:- 9' 1" x 7' 9" (2.77m x 2.36m)
Double glazed window to front elevation, radiator.

Bathroom:- 6' x 5' 5" (1.83m x 1.65m)
Double glazed window to side elevation, tiled, tiled floor, p-shaped bath with shower over, pedestal wash hand basin, close coupled WC, heated towel rail.

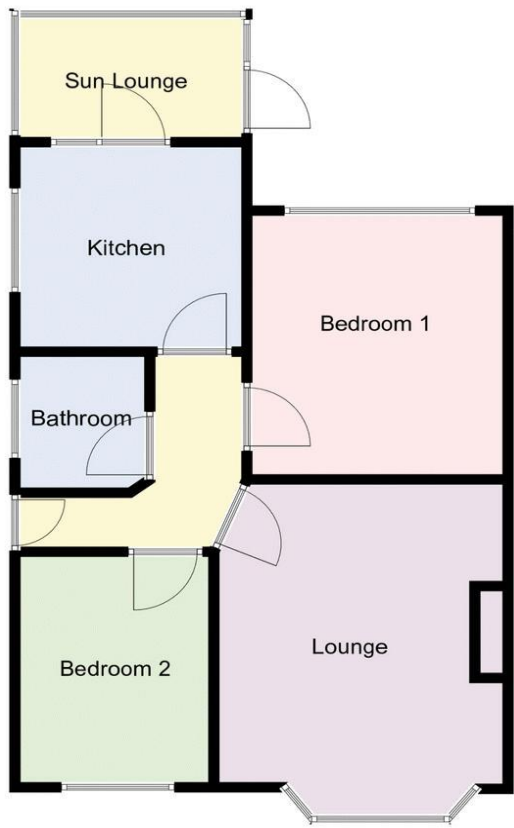
Outside:-
Front garden laid mainly to lawn with some shrubs to the borders and shingled parking area, wooden gate gives pedestrian access to the rear garden, Rear garden is enclosed by fence panels and laid mainly to lawn with some shrubs, trees and bushes to the borders, garden shed, wooden decking.

Material Information

Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Freehold
Property Type: - Semi Detached Bungalow
Property Construction: - Traditional
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Central Heating
Broadband - Broadband connection. Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: Please check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Garage, driveway and shingled area
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		87 B
69-80	C		
55-68	D	65 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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£325,000

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