

NO ONWARD CHAIN. Well presented three bedroom detached bungalow with driveway with parking for numerous vehicles, southerly aspect garden and enjoying a sought after and quiet cul de sac location within easy reach of Fareham's town centre and train station.

- Well Presented Three Bedroom Detached Bungalow
- Modern Fitted Kitchen with Integral Appliances
- Bath and Shower Room
- Driveway for Parking Numerous Vehicles
- Garage
- Enclosed Rear Garden Enjoying A Southerly Aspect
- Quiet Cul De Sac Location Within Easy Reach of Fareham Town Centre
- No Onward Chain

The Accommodation Comprises:-
Front door into:

Entrance Hall:- 12' 5" x 6' 7" (3.78m x 2.01m)
Double glazed window to front elevation, flat ceiling, long line radiator, cloak hanging space, door into:

Kitchen:- 12' x 11' 5" (3.65m x 3.48m)
Double glazed window to side elevation, double glazed door giving access to side, flat ceiling inset spot lighting, long line radiator, range of base and eye level units, work surfaces, single bowl sink unit, oven, hob, fridge, freezer washing machine, gas central heating boiler concealed within wall unit, door into:

Inner Hallway:-
Radiator, access to loft.

Lounge:- 17' 11" x 14' 1" (5.46m x 4.29m)
Double glazed window to front elevation, window to side elevation. coving to flat ceiling, radiator.

Bedroom 1:- 12' 5" x 10' (3.78m x 3.05m)
Double glazed window to rear elevation, flat ceiling, radiator.

Bedroom 2:- 12' 6" x 8' 11" (3.81m x 2.72m)
Double glazed window to rear elevation, radiator, flat ceiling.

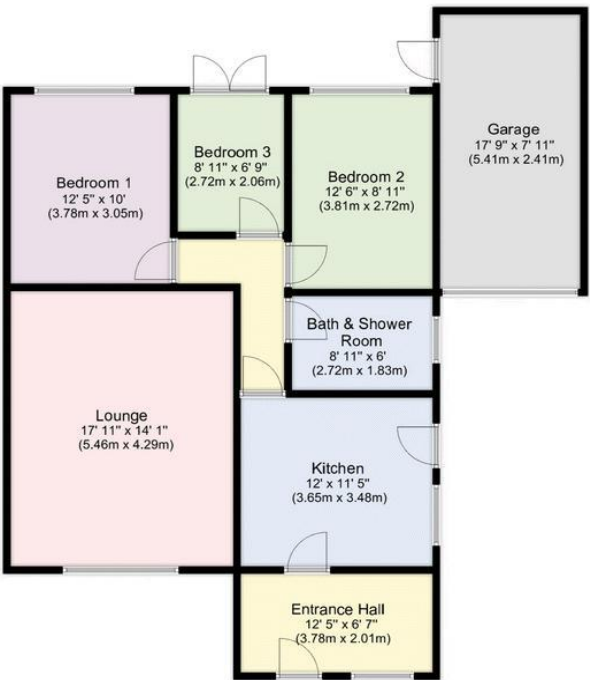
Bedroom 3:- 8' 11" x 6' 9" (2.72m x 2.06m)
Double glazed French doors enjoying views of the rear garden, flat ceiling, radiator.

Bath and Shower Room:- 8' 11" x 6' (2.72m x 1.83m)
Obscured double glazed window to side elevation, flat ceiling, close coupled WC, pedestal wash hand basin inset vanity unit, shower cubicle, bath, chrome heated towel rail, tiled.

Outside:-
Block paved driveway to the front for parking, gate gives pedestrian access to the rear garden which is bordered by fence panels and laid mainly to astroturf for ease of maintenance with a range of shrubs, bushes and flowers to the borders, raised decking, door giving access to garage with power and light connected, up and over door, summer house, garden shed.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band D
Tenure: - Freehold
Property Type: - Detached Bungalow
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Driveway and Garage
Broadband - 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: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?
Fenwicks has further details on request.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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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£425,000
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