

NO ONWARD CHAIN. Well presented, extended and versatile four bedroom chalet bungalow with refitted kitchen/dining room, parking for numerous vehicles and self contained office in the garden.

- Four Bedroom Extended Semi Detached Chalet Bungalow
- Refitted Kitchen
- Versatile Living Accommodation
- Separate Utility Room
- Refitted Shower Room
- Enclosed Rear Garden and Self Contained Office (14'5 x 7'9)
- Off Road Parking for Numerous Vehicles
- Security Camera System
- Convenient Location Close to Local Schools and Easy Access to Town Centre/Train Station
- No Onward Chain

The Accommodation Comprises:-

Front door with obscured glazed panels inset into:

Entrance Hall:-

Stairs to first floor, flat ceiling inset spot lighting, door into:

Living Room:- 13' 4" x 10' 5" (4.06m x 3.17m)

Picture rail, flat ceiling inset spot lighting, long line radiator, door into under-stairs storage cupboard with lighting.

Kitchen/Dining Room:- 18' x 13' 10" (5.48m x 4.21m)

Double glazed bi-folding doors giving access and enjoying views of the rear garden, double glazed window to side elevation, picture rail, flat ceiling inset spot lighting, range of base and eye level units with roll top quartz work surfaces, under-lighting to wall unit, central kitchen island with induction hob, further pull-out units under breakfast bar, integrated appliances include dishwasher, fridge and freezer, double oven and grill, walk in larder cupboard with shelves and light, waste disposal pull-out unit.

Utility Room:- 5' 10" x 4' 10" (1.78m x 1.47m)

Obscured double glazed window to side elevation, flat ceiling inset spot lighting, tiled to picture rail height, base unit with stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer.

Bedroom 1:- 12' 3" x 10' 6" (3.73m x 3.20m) **Maximum Measurements** (Currently used as sitting room.) Double glazed part bay window to front elevation, radiator, picture rail, flat ceiling.

Bedroom 2:- 8' 2" x 7' 11" (2.49m x 2.41m)

Double glazed window to front elevation, radiator, flat ceiling, picture rail, fuse box and meter concealed within unit. Currently used as an office.

Shower Room:- 8' x 5' 1" (2.44m x 1.55m)

Obscured double glazed window to side elevation, flat ceiling inset spot lighting, shower cubicle, close coupled WC, wash hand basin inset vanity unit, tiled, heated towel rail, long line radiator, vanity unit.

First Floor Landing:-

Access to loft.

Bedroom 3:- 19' 4" x 9' (5.89m x 2.74m)

Double glazed window to rear elevation, radiator, partial eaves storage.

Bedroom 4:- 19' 1" x 9' 5" (5.81m x 2.87m) **Maximum Measurements** Double glazed window to front elevation, partial eaves storage, long line radiator.

Outside:-

Driveway to front for parking numerous vehicles, double opening gates give access to the rear garden which is enclosed by fence panels and laid mainly to lawn for ease of maintenance with some shrubs to the borders, outside water tap, outside light, wooden decking for sitting, socialising and entertaining purposes, garden shed, patio area, wooden gate gives pedestrian access from the rear.

Office:- 14' 5" x 7' 9" (4.39m x 2.36m)

Double glazed windows to front and side elevations, double glazed casement door, flat ceiling inset spotlighting, power and light, connected.

Nota Bene:-

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

Tenure: - Freehold

Property Type: - Semi Detached Chalet Bungalow

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains.

Sewerage: - Mains

Heating: - Gas Central Heating

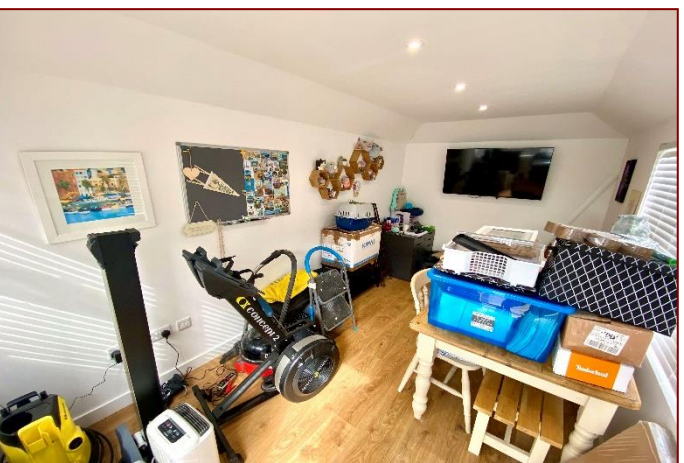
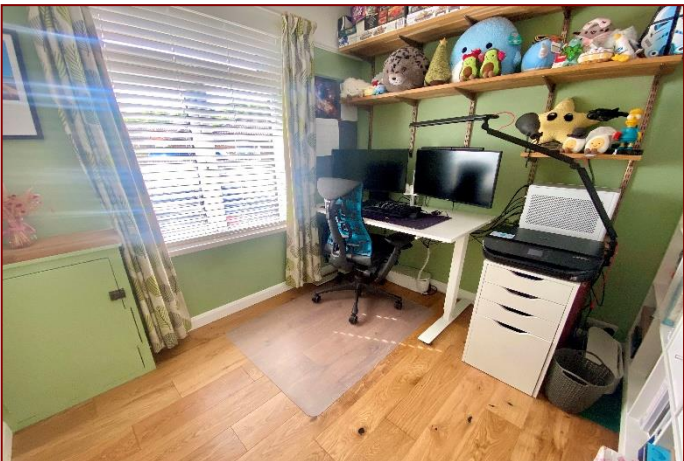
Parking: Driveway

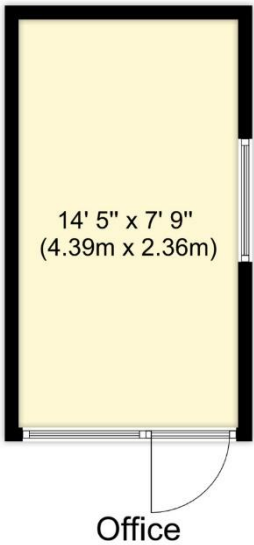
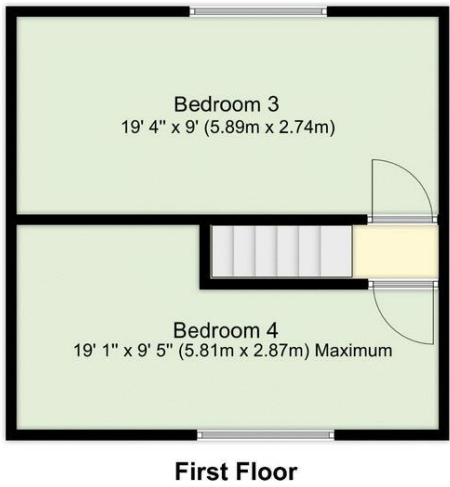
Broadband - Average available download speed for this Postcode of 1600MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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		82 B
69-80	C		
55-68	D	59 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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