

NO ONWARD CHAIN. Enjoying a prominent Catisfield location, this is an extended two double bedroom detached bungalow with 20' Kitchen/dining room, sun lounge, large rear garden, driveway and garage.

The Accommodation Comprises:-
Front door with obscured glazed panel into:

Entrance Porch:-
Glazed door into:

Entrance Hall:-
Access to loft, radiator, textured ceiling, glazed door into:

Lounge:- 17' x 12' 7" (5.18m x 3.83m) **Maximum Measurements**
Double glazed window to side elevation, textured ceiling, double radiator, picture rail, fireplace, sliding double glazed door giving access to:

Sun Lounge:- 13' x 12' 2" (3.96m x 3.71m)
Polycarbonate ceiling, double glazed windows to side and rear elevations, double glazed casement door giving access to garden. Door with glazed panel inset into:

Kitchen/Dining Room:- 20' 6" Plus Recess x 12' 11" (6.24m x 3.93m)
Double glazed windows to front and side elevations, radiators, range of base units with roll top work surfaces, single bowl stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer. Space for further electrical appliance, dining area with space for table and chairs, glazed door into hallway.

Bedroom 1:- 12' 4" x 12' 1" (3.76m x 3.68m) **Maximum Measurements**
Double glazed bay window to front elevation, textured ceiling, radiator, built-in wardrobes.

Bedroom 2:- 12' 7" x 10' (3.83m x 3.05m)
Double glazed bay window to front elevation, textured ceiling, radiator.

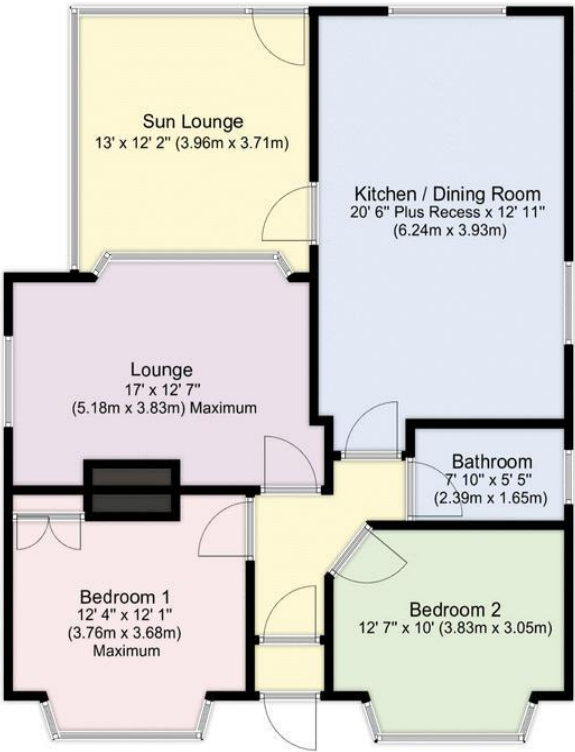
Bathroom:- 7' 10" x 5' 5" (2.39m x 1.65m)
Obscured double glazed window to side elevation, panelled bath with shower over, WC, wash hand basin, extractor fan.

Outside:-
Block paved driveway for parking leads to garage with up and over door. Well proportioned rear garden laid mainly to lawn for ease of maintenance with shrubs and bushes, 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: - Central Heating
Parking:- Driveway and Garage
Broadband - Broadband connection to the property is unknown. Average available download speed for this Postcode of 1600Mbps: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: Unknown. Current black spots - Unknown. 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>)?

Fenwicks Estate Agent has further information as provided by current vendor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£450,000
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