

Situated to the south of Fareham within a cul-de-sac location yet within easy reach of local amenities, this spacious bungalow benefits from a conservatory, own driveway and garage.

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Radiator, access to loft, storage cupboard.

**Living Room:-** 14' 1" x 9' 5" (4.29m x 2.87m)

Radiator, double glazed door with matching panels to side into:

**Conservatory:-** 10' 7" x 7' 10" (3.22m x 2.39m)

Double glazed windows to side and rear, French doors giving access to rear garden.

**Kitchen:-** 9' 10" x 8' 6" (2.99m x 2.59m) Maximum Measurements

Double glazed window to front elevation, range of base and eye level units with roll top work surfaces, one and a half bowl sink unit, space for oven, extractor, space for washing machine, door to cupboard with gas central heating boiler.

**Bedroom:-** 14' x 7' 10" (4.26m x 2.39m)

Double glazed window to rear, radiator.

**Wet Room:-** 6' 8" x 6' 2" (2.03m x 1.88m)

Double glazed window to front elevation, shower, shower rail and curtain, close coupled WC, wash hand basin, wall heater.

**Outside:-**

Driveway to the front leads via wrought iron gate to the garage. Rear garden is laid to lawn with patio area and bordered by fence panels.

**Nota Bene:-**

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

Tenure: - Freehold

Property Type: -Semi 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 76Mbps: 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-](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)

[agency.gov.uk/homeandleisure/floods/31656.aspx](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             | 70 C    | 79 C      |
| 55-68 | 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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01329 285500  
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