

Situated in a popular area of Fareham is this deceptively spacious three bedroom detached bungalow which has been extended to rear providing a generous sized lounge/dining room opening onto the low maintenance garden. To the front of the property there is ample parking and garage.

The Accommodation Comprises:-

Situated in a popular area of Fareham is this deceptively spacious three bedroom detached bungalow which has been extended to rear providing a generous sized lounge/diner opening onto the low maintenance garden. To the front of the property there is ample parking and garage.

Entrance Porch:-

Composite glazed front door to:

Entrance Hall:-

UPVC double glazed window door to:

Kitchen:- 9' 9" x 9' 9" max (2.97m x 2.97m)

Coved ceiling, UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl single drainer sink unit with mixer tap, integrated fridge and freezer, dishwasher and wine cooler, integrated double electric oven and microwave, electric hob with extractor hood over, tiled flooring, opening to:

Lounge/Dining Room:- 23' 6" x 17' 8" (7.16m x 5.38m) Maximum Measurements

Coved ceiling, twin set of UPVC double glazed double opening doors to rear garden, UPVC double glazed obscured window to side elevation, two radiators, fireplace with electric fire inset and decorative surround.

Utility Room:- 6' 2" x 5' 6" (1.88m x 1.68m)

UPVC double glazed obscured window to side elevation, coved ceiling, base and eye level units, recess for washing machine and space tumble dryer, cupboard with shelving, ladder style radiator, tiled flooring.

Bedroom One 12' 9" x 11' 8" (3.88m x 3.55m)

Coved ceiling, UPVC double glazed window to side elevation, radiator.

Bedroom Two:- 10' 8" x 10' 8" (3.25m x 3.25m)

UPVC double glazed window to front elevation, radiator, coved ceiling.

Bedroom Three:- 8' 10" x 7' 10" (2.69m x 2.39m) plus bay

Coved ceiling, UPVC double glazed bay window to front elevation, radiator.

Bathroom 7' 11" x 7' 11" (2.41m x 2.41m)

Obscured UPVC double glazed window to side elevation, close coupled W.C with concealed cistern, wash hand basin set in vanity unit, corner bath with mixer tap, shower cubicle with mains shower and additional rainfall shower head, tiled flooring, ladder style radiator.

Outside:-

The low maintenance rear garden is laid to block paving with shingle area and shrubs, side pedestrian access via gate. To the front of the property are double opening gates which open onto a block paved driveway providing ample parking, there is also a garage with remote controlled door, shingled area and shrubs.

Nota Bene:-

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

Tenure: - Freehold

Property Type: - Detached Bungalow

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas 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>)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£459,950
3 Dalewood Road, Fareham, PO15 5LB

Fenwicks - Fareham Office: 01329 285500 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT