



Gatehouse Road

Portchester, PO16 9DP

Asking Price Of

£435,000

This Stunning Two Double Bedroom Detached Bungalow close to Wicor Shore is not to be missed! Having recently undergone a complete modernisation this bungalow is key ready and just waiting for someone to move straight into. Beautiful Lounge/Kitchen/Diner for Open Plan Living and a Bathroom with a Walk in Shower and Low Maintenance Garden will appeal to a large number of buyers. Call today so as not to miss out.



Property Features

- DETACHED BUNGALOW
- OPEN PLAN LOUNGE/KITCHEN/DINER AREA
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING FOR MULTIPLE CARS
- GAS CENTRAL HEATING
- INTEGRATED APPLIANCES
- BATHROOM WITH WALK IN SHOWER
- LANDSCAPED REAR GARDEN
- GARAGE
- UPVC DOUBLE GLAZED WINDOWS

MATERIAL INFORMATION

- Price (£) - 435,000
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) - Band D, Fareham Council
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking- Driveway and Garage
- Construction- Brick and block
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))

OVERVIEW

We are delighted to bring to the market this immaculately presented two bedroom bungalow with ample driveway parking and garage. The property has been extensively updated by the current owner and is key ready! The property comprises of modern bathroom with walk in shower and built in storage, two double bedrooms and an open plan Lounge/Kitchen/Diner. The kitchen has integrated appliances to include Fridge/Freezer, Neff induction Hob and Oven with extractor over, Integrated Microwave and Wine Cooler. The garden has been upgraded and features raised flower beds and patio areas to enjoy Al fresco dining when weather permits.

ROOM MEASUREMENTS

ENTRANCE PORCH - 6' 2" x 3' 6" (1.88m x 1.07m)
LOUNGE/DINER/KITCHEN - 20' 9" x 16' 03" (6.32m x 4.95m)
BEDROOM 1 - 11' 6" x 11' 8" (3.51m x 3.56m)
BEDROOM 2 - 8' 7" x 9' 6" (2.62m x 2.9m)
BATHROOM - 6' 1" x 6' 10" (1.85m x 2.08m)
GARAGE - 17' 2" x 8' 5" (5.23m x 2.57m)

PROPERTY DESCRIPTION

This stunning detached bungalow is situated in a cul-de-sac location within a short walk to Wicor Shore. The property offers plenty of off road parking to the driveway and a garage with electric and access to the rear garden.



Upon entering the property you will find a useful porch to store shoes and coats then step into a light and airy hallway with oak doors leading to all rooms.

The Bathroom has been upgraded to a high standard and has a very contemporary feel, walk in shower with a rainfall shower and an extra slide down shower attachment, a white basin and w/c which has tastefully been incorporated into dark grey storage cupboards and a mirror with light.

The Open Plan Lounge/Kitchen/Diner has been completely modernised in a neutral decor with a beautiful grey contrasting kitchen with integrated appliances to include Fridge/Freezer, Neff Induction Hob and Electric Oven with Extractor over and built in Microwave and Wine Cooler. The Lounge/ Diner area has French doors which will lead you to the garden.

The Main Bedroom is finished with a neutral decor and smooth walls and ceiling and Bedroom Two is finished to the same standard and a useful built in wardrobe.

When you exit the bungalow to the rear garden from the lounge area you will find an easy to maintain garden which has recently been landscaped offering raised flower beds and patio areas ready for the better weather and outside entertaining.

The garage has a useful sink built in and plumbing for a washing machine as the current owner uses it as a part utility and you will find a double glazed door to the rear garden.



**VIEWING BY APPOINTMENT THROUGH HAMPSHIRE
LIFE HOMES ONLY**

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements