

**Beautifully presented and extended three bedroom semi detached bungalow in north Fareham with garage, off road parking, delightful enclosed rear garden and refitted shower room.**

**The Accommodation Comprises:-**

Front door with obscured double glazed panels inset into:

**Entrance Hall:-**

Radiator, access to loft, coving to flat ceiling, smoke detector, door into:

**Lounge/Dining Room:- 24' 10" x 12' 11" (7.56m x 3.93m)**

Dining Area with coving to flat ceiling, radiator, fireplace. Lounge Area with French doors with matching panels to side giving access and enjoying views of the rear garden, coving to flat ceiling, radiator, door to:

**Kitchen:- 15' 9" x 9' 3" (4.80m x 2.82m)**

Double glazed windows to side elevation, double glazed window to rear with casement door giving access to garden, coving to flat ceiling inset spot lighting, range of base and eye level units with roll top work surfaces, single bowl sink unit with mixer tap, space for washing machine, oven, grill, hob with extractor hood over, space for fridge freezer, space for further electrical appliances, space and plumbing for dishwasher.

**Bedroom 1:- 12' 11" x 10' 5" (3.93m x 3.17m)**

Double glazed window to front elevation, coving to flat ceiling, radiator.

**Bedroom 2:- 10' 5" x 8' 6" into bay window plus recess (3.17m x 2.59m)**

Double glazed bay window to front elevation, coving to flat ceiling, radiator.

**Bedroom 3:- 9' 3" x 8' 2" (2.82m x 2.49m)**

Double glazed window to side elevation, radiator, coving to flat ceiling.

**Shower Room:- 7' 4" x 5' 7" (2.23m x 1.70m)**

Obscured double glazed window to side elevation, flat ceiling inset spot lighting, close coupled W.C. with concealed cistern, wash hand basin inset vanity unit, heated towel rail, double shower cubicle, extractor fan, towel rail, vanity unit.

**Outside:-**

Off road parking to the front, shared driveway leading to garage with up and over door, courtesy door to the rear, rear garden is laid mainly to lawn with some shrubs to the borders, shed, decking area with outside light and power.

**Nota Bene**

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

Tenure: -Freehold

Property Type: -Semi Detached Bungalow

Property Construction: - Traditional

Electricity Supply: - Mains,

Water Supply: - Mains,

Sewerage: - Mains

Heating: -Gas Central Heating

Broadband - Up to 1600 Mbps download

speed. <https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks

- <https://checker.ofcom.org.uk/>

Parking: Driveway and Garage

Flood Risk: - Check at the Environment Agency's website

([http://www.environment-](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)

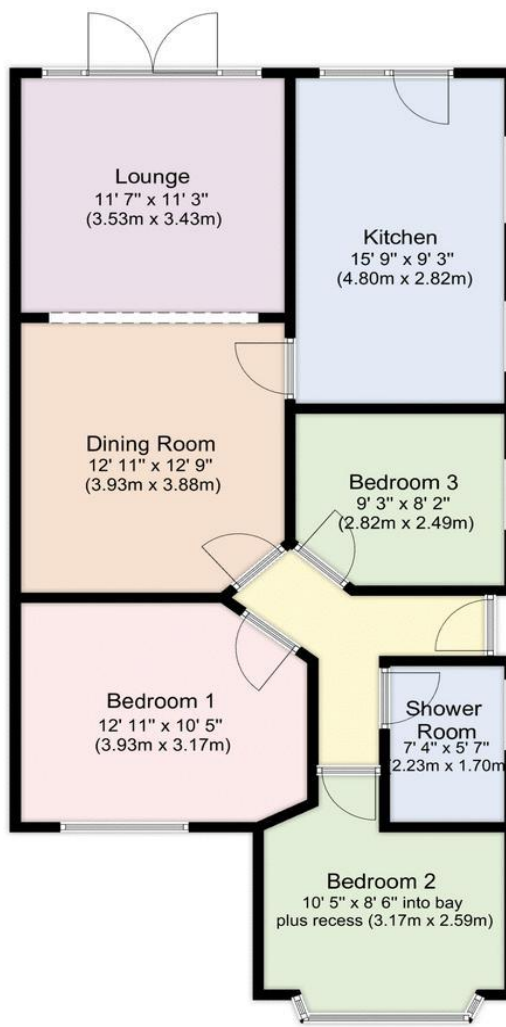
[agency.gov.uk/homeandleisure/floods/31656.aspx](http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx))?

Fenwicks Estate Agents has further information as provided by

current vendor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 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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£399,995

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