

**NO ONWARD CHAIN.** Enjoying a north Fareham location, this well presented and spacious two double bedroom detached bungalow with kitchen/dining room, conservatory, own driveway and garage.

**The Accommodation Comprises:-**

Door into:

**Entrance Hall:-**

Radiator, access to loft, wood floor, louvre fronted doors to cupboards with shelves.

**Lounge:- 20' 2" x 9' 11" (6.14m x 3.02m)**

Window to side, sliding patio doors giving access to conservatory, radiator.

**Kitchen/Dining Room:- 18' 2" x 10' 11" (5.53m x 3.32m)**

Dining Area with window to side, radiator, airing cupboard with gas central heating boiler. Kitchen with window to rear, range of base and eye level units, one and a half bowl sink unit, dishwasher, fridge freezer, washing machine, pull-out carousel, oven and grill, hob with extractor over, microwave. Door to:

**Conservatory:- 19' 2" x 8' 9" (5.84m x 2.66m)**

Windows to side and rear elevations, door giving access to garden with additional French doors, radiator, blinds.

**Bedroom 1:- 13' 1" x 13' 1" (3.98m x 3.98m) Maximum Measurements**

Double glazed bay window to front elevation, window to side, radiator, fitted wardrobes and bedroom furniture.

**Bedroom 2:- 10' 10" x 10' (3.30m x 3.05m)**

Window to front elevation, radiator, fitted wardrobes and bedroom furniture.

**Shower Room:- 9' 6" x 5' 11" (2.89m x 1.80m)**

Shower, close coupled WC, wash hand basin inset vanity unit, chrome heated towel rail, extractor fan, partly tiled, tiled floor.

**Outside:-**

Front garden laid to shingle with shrubs and bushes to the borders, outside light, own driveway leading to garage. Gate gives pedestrian access to the rear garden which is laid to lawn, patio area, hedges, flowers and shrubs, summer house, water tap, outside light.

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**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: - Gas Central Heating

Parking: Driveway and Garage

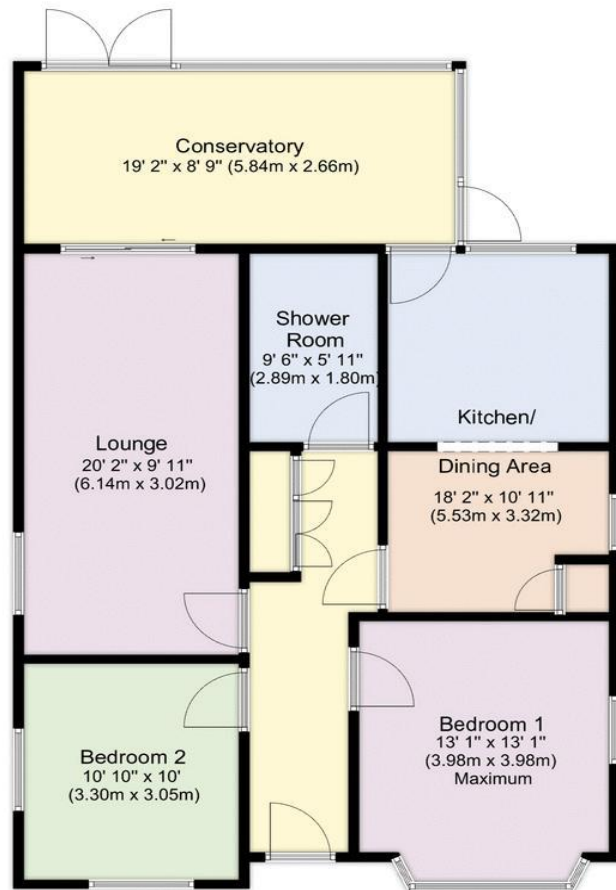
Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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>)?

Fenwicks has further details on request.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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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**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£390,000

30 Southmead Road, Fareham, PO15 5JZ

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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