

Charming and well presented two double bedroom bungalow with conservatory and garage.

The Accommodation Comprises:-

Front door into:

Entrance Porch:-

Door into:

Entrance Hall:-

Radiator, access to loft, airing cupboard, storage cupboard.

Lounge:- 13' 7" x 12' 3" (4.14m x 3.73m)

Window to side, radiator, fireplace, French doors giving access to:

Kitchen:- 11' 2" x 8' 2" (3.40m x 2.49m)

Window to rear, door to conservatory, range of base and eye level units, oven and grill, hob, single bowl sink unit, space and plumbing for washing machine.

Conservatory:- 13' 8" x 9' 6" (4.16m x 2.89m) Maximum Measurements

Windows to side and rear, French doors to rear garden, radiator, tiled floor, wall lights.

Bedroom 1:- 12' 3" x 10' 11" (3.73m x 3.32m)

Window to front, radiator, fitted wardrobe units.

Bedroom 2:- 10' 11" x 10' (3.32m x 3.05m)

Window to front, radiator,

Shower Room:- 7' 3" x 5' 3" (2.21m x 1.60m)

Window to rear, shower, close coupled WC, sink, tiled, chrome heated towel rail.

Outside:-

Block paved pathway to the front door, wooden gate gives side access to rear garden which is laid mainly to patio, bordered by fence panels, some shrubs to the borders. Garage.

Material Information:-

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

Tenure: - Freehold

Property Type: - End of Terrace Bungalow

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains.

Sewerage: - Mains

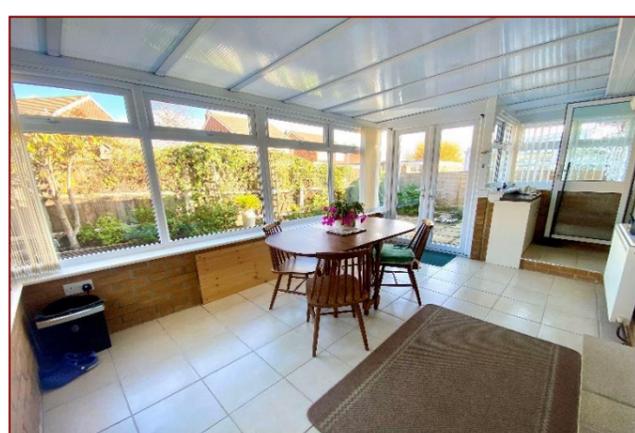
Heating: - Gas Central Heating

Parking: Garage

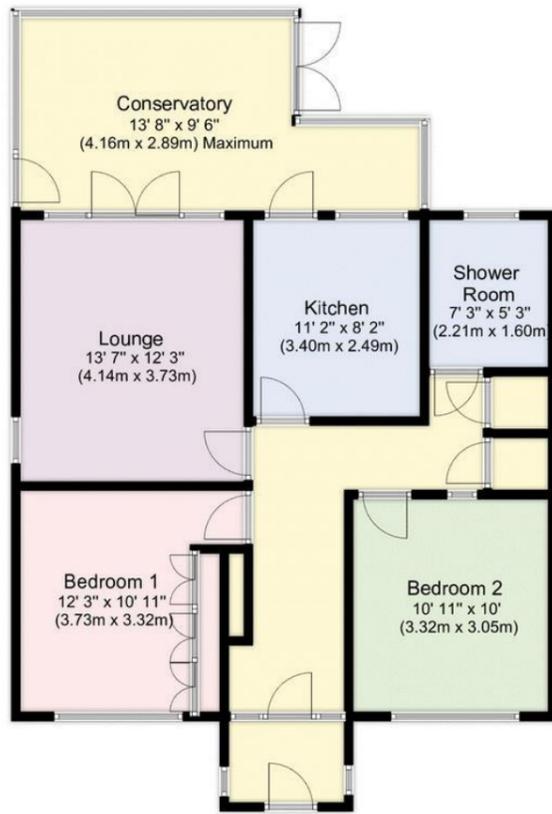
Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 1600 Mps

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	69 C	78 C
55-68	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.



£325,000

18 Cleveland Drive, Fareham, PO14 1SW

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk