

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 work surface, 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		

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£449,950

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