



36 Longmynd Drive, Fareham - PO14 1RS
£300,000

WHITE & GUARD

36 Longmynd Drive

Fareham, Fareham

INTRODUCTION

Offered for sale with no forward chain this three-bedroom bungalow showcases a garage and driveway. Situated along Longmynd Drive with easy access to schools, bus routes and local amenities. The property comprises a sizeable lounge dining room and a separate fitted kitchen, as well as three well-proportioned bedrooms and a family bathroom suite. Furthermore, the bungalow offers a private rear garden and solar panels.

LOCATION

Fareham boast its own town centre providing a wide range of shopping facilities, pubs, restaurants, coffee shops and multi-screen cinema. There are excellent transport links which are easily accessible, including junction 9 of the M27, enabling access to Southampton City Centre & Portsmouth City Centre within 20 minutes, as well as Southampton Airport, M3 and A3 to London. Fareham is also close to Whiteley via the M27 which again has a selection of shops, restaurants and a cinema.

- FAREHAM COUNCIL BAND D
- EPC RATING C
- FREEHOLD
- NO FORWARD CHAIN
- THREE BEDROOM BUNGALOW
- LOUNGE/DINING ROOM
- PRIVATE REAR GARDEN
- DRIVEWAY
- INTEGRAL GARAGE





WHITE & GUARD

INSIDE

A double glazed door to the side opens into the entrance hall which has a fitted airing cupboard and doors lead to all accommodation. A large lounge dining room can be found at the front of the property and has double glazed windows to the front and side aspects. The fitted kitchen provides a range of matching wall and base level work units with fitted work surfaces over, that incorporate an inset stainless steel sink and drainer and gas hob. Space and plumbing is provided for a washing machine and fridge while a double glazed door to the rear opens onto the rear garden. The master bedroom is set at the rear of the house and is a well proportioned double room with a good range of fitted bedroom furniture. Bedroom two is also a good size double room, allows space for freestanding bedroom furniture and has double glazed sliding doors that open onto the garden. Bedroom three is a single room which benefits from a range of fitted storage. The well appointed bathroom suite comprises a panel enclosed bath with wall mounted electric shower over, pedestal wash basin, WC and a heated towel rail.

OUTSIDE

To the outside, a dropped kerb provides vehicular access to a block paved driveway which in turn leads to an integral garage which can be accessed via an up and over door. The back garden has a block paved patio extending from the rear of the property and leads to an area laid to lawn enclosed via wood panel fencing and a range of mature shrubs and trees.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Ultra fast Full Fibre Broadband Up to 115 Mbps upload speed
Up to 1600 Mbps download speed. This is based on information provided by Openreach.

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ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

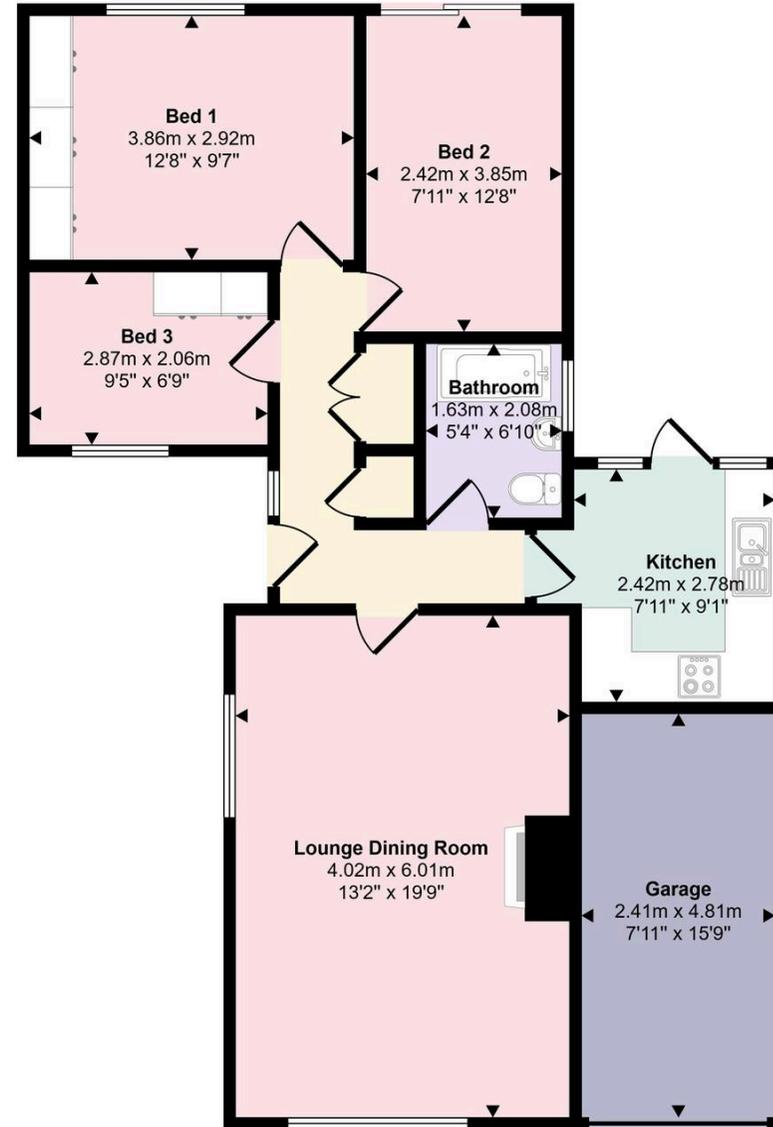
DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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Approx Gross Internal Area
84 sq m / 906 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.