



£350,000
32 Harold Road
Fareham, PO14 2QN

PROPERTY SUMMARY

We are delighted to bring to market this two bedroom semi-detached bungalow in a highly sought-after location close to Stubbington Village and its wide range of amenities. From the entrance porch, the hallway follows and leads to two well-proportioned bedrooms with fitted wardrobes to the master bedroom, a sleek bathroom, a further shower room and a large dining room open into the lounge at the rear of the property, with the fitted kitchen adjacent. The open plan lounge provides an idea space for relaxing with family and a stand out feature of this room is the cosy log burner as well as sliding doors onto the garden. Outside, the rear garden provides a great degree of privacy, is laid to lawn and patio and has side access into the single garage. The frontage is mostly block paved, boasting parking for multiple cars, as well as a shingled garden area. This property is offered with no forward chain and should be viewed to full appreciate all that is on offer.





PORCH 4' 9" x 4' 9" (1.45m x 1.45m)

HALL

BEDROOM 1 10' x 9' 11" (3.05m x 3.02m)

BEDROOM 2 8' 11" x 8' 6" (2.72m x 2.59m)

BATHROOM 6' 2" x 5' 11" (1.88m x 1.8m)

SHOWER ROOM 7' 5" x 3' 10" (2.26m x 1.17m)

DINING ROOM 13' 10" x 6' 7" (4.22m x 2.01m)

LOUNGE 15' 1" x 10' 4" (4.6m x 3.15m)

KITCHEN/BREAKFAST ROOM 15' 2" x 7' 9" (4.62m x 2.36m)

OUTSIDE

OWN DRIVEWAY

REAR GARDEN

GARAGE 17' 2" x 8' 1" (5.23m x 2.46m)



GROUND FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	52 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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