

OFFERS IN EXCESS OF

£425,000

20 Coombe Farm Avenue

Fareham, PO16 0TR

Situated in the peaceful and popular Coombe Farm Avenue, we are delighted to welcome to the market this beautifully modernised and extended detached bungalow, offering two generous double bedrooms. The accommodation comprises a welcoming entrance, a stunning contemporary kitchen/diner with vaulted ceiling, a cosy snug, two well-proportioned double bedrooms and a spacious modern bathroom. Outside, the property continues to impress with a large, low-maintenance rear garden featuring a summer house with its own en-suite shower room, offering excellent flexibility as a home office, hobby space or guest accommodation. To the front, there is a generous driveway providing off-road parking for over five vehicles, along with a detached garage. A fantastic home offering plenty of space and versatility, so we strongly recommend contacting our Fareham office today to arrange your viewing!

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ENTRANCE HALL

BEDROOM ONE 11' 10" into bay x 13' 5" (3.61m x 4.11m)

BEDROOM TWO 10' 0" x 10' 0" (3.05m x 3.06m)

BATHROOM 8' 5" x 10' 9" (2.59m x 3.29m)

LOUNGE 10' 0" x 13' 8" (3.05m x 4.17m)

UTILITY CUPBOARD

KITCHEN/BREAKFAST ROOM 16' 4" x 18' 6" (4.98m x 5.65m)

REAR GARDEN

OFFICE/SUMMER HOUSE 13' 8" x 12' 6" (4.19m x 3.83m)

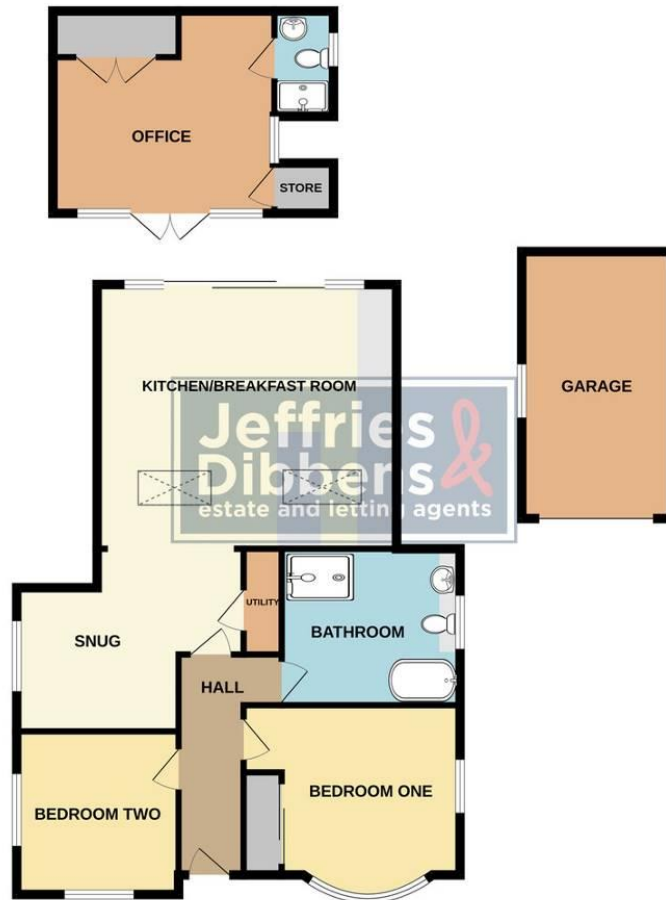
SHOWER ROOM 6' 6" x 3' 9" (2.0m x 1.15m)

GARAGE

DRIVEWAY



GROUND FLOOR



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		13 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.

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