



GUIDE PRICE

£365,000 - £375,000

83 Gudge Heath Lane

Fareham, PO15 5AZ

Situated on the highly sought after Gudge Heath Lane, this extended semi-detached three bedroom family home is now available to the market! The downstairs comprises a separate lounge room, a modern fitted kitchen, a spacious living/dining room, large conservatory and a shower room. Upstairs presents three bedrooms and a family bathroom. Externally, there is a large rear garden that contains a summerhouse with power, a garage and side access that leads to the driveway with off road parking to the side and front of the property. We highly advise all those who are interested to call our Fareham office now to arrange your viewing!

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HALLWAY

LOUNGE 11' 08" x 11' 04" (3.56m x 3.45m)

KITCHEN 11' 03" x 6' 07" (3.43m x 2.01m)

LIVING/DINING ROOM 21' 08" x 10' 06" (6.6m x 3.2m)

CONSERVATORY 12' 07" x 8' 08" (3.84m x 2.64m)

SHOWER ROOM 9' 09" x 2' 07" (2.97m x 0.79m)

LANDING

BEDROOM 1 11' 07" x 11' 06" (3.53m x 3.51m)

BEDROOM 2 10' 10" x 9' 11" (3.3m x 3.02m)

BEDROOM 3 7' 07" x 7' 03" (2.31m x 2.21m)

BATHROOM 5' 08" x 5' 06" (1.73m x 1.68m)

LARGE REAR GARDEN

SUMMERHOUSE

GARAGE

DRIVEWAY

GROUND FLOOR

1ST FLOOR

OUTBUILDING



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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		84
B		
(69-80)		
C		
(55-68)	66	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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