

## £635,000

### Portchester Road, Fareham, PO16 8AL

**DRAFT DETAILS :** We are awaiting verification from the Vendor that these details are correct



- Four Bedroom chalet bungalow
- Versatile living accommodation
- Lounge overlooking gardens
- Fitted Kitchen/breakfast Room
- Dining Room
- Conservatory
- Downstairs Shower Room and Upstairs Bath/Shower Room
- Superb Location Between Portchester and Fareham
- Parking and Garage
- Delightful well proportioned Garden

Property Reference : F1908

Council Tax Band: F

*Awaiting EPC*

Floor Plans ( For illustrative purposes and not drawn exactly to scale)



## The Accommodation Comprises:-

Obscure glazed door into:-

### Entrance Porch:-

Glazed door with matching side panels into:-

### Entrance Hall:-

Dado Rail, picture rail, radiator, stairs to first floor, door to:-

### Inner Hallway:-

Double radiator.

### Lounge:-

17' 10" x 14' 10" (5.43m x 4.52m) Maximum Measurements

Double glazed sliding patio doors with windows to side enjoying views and accessing the rear garden, coving to textured ceiling, marble-style fireplace with marble-style inset and raised hearth with coal effect electric fire inset, two double radiators.



### Kitchen/Breakfast room:-

22' 2" x 7' 11" (6.75m x 2.41m)

Double glazed windows to side and rear overlooking garden, range of base and eye level units with roll-top work surfaces with tiled surround, one and a half bowl stainless steel sink unit with mixer tap, underlighting to wall units, recess for dishwasher, space for fridge/freezer, gas hob with stainless steel extractor over, oven and grill, coving to flat ceiling, radiator, space for table and chairs, glass display cabinets with pelmet lighting under. Door giving access to:-



### Conservatory:-

12' 3" x 7' 2" (3.73m x 2.18m) Maximum Measurements

Glazed windows and door giving access to side and rear, storage area.

### Dining Room:-

11' 11" x 9' 10" (3.63m x 2.99m)

Double glazed windows to side elevations, radiator, picture rail, double opening glazed doors to conservatory.



### Bedroom 2:-

12' 7" x 11' 11" (3.83m x 3.63m) Maximum Measurements

Double glazed bay window to front elevation, double radiator, picture rail, double opening doors to wardrobe unit, Victorian-style ornamental fireplace.



**Bedroom 4/Sitting Room:-**  
8' 11" x 8' 9" (2.72m x 2.66m) Maximum Measurements

Double glazed bay window to front elevation, double radiator, picture rail, ornamental fire surround.



**Bedroom 3:-**  
12' 9" x 11' 11" (3.88m x 3.63m) Maximum Measurements

Double glazed window to side, radiator, ornamental Victorian-style fireplace, double opening doors to wardrobe unit, further door to cupboard.



## First Floor:-

Glazed door giving access to:-

## Walk-in Loft Space:-

Velux windows, offering space for conversion subject to building regulations.

## First Floor Landing:-

Radiator, double glazed window to side, cupboard with hanging space.

## Bedroom 1:-

15' 0" x 12' 3" (4.57m x 3.73m) Maximum Measurements

Double glazed window enjoying views of the rear garden, two further windows to side, sliding mirror-fronted door to wardrobe unit, double radiator, eave-storage.



## Bath and Shower Room:-

10' 5" x 9' 5" (3.17m x 2.87m) Maximum Measurements

Obscured double-glazed window, close-coupled wc with concealed cistern, wash hand basin with mixer tap inset vanity unit, corner shower cubicle with twin-shower heads over, panelled bath with mixer tap and hand-shower attachment, tiled with chrome towel rail, coving to textured ceiling, wall-mounted Vaillant gas central heating boiler.



## Outside:-

Driveway with hedging to the front and side offering seclusion and privacy, lawns, driveway to front and side leading to double opening wrought-iron gates giving access to the rear garden, raised terrace directly outside of the lounge, ideal for socialising and entertaining purposes. Rear garden is delightful offering seclusion and privacy laid to well-manicured lawns, fine array of shrubs, bushes and ornamental fruit trees, green house, garden shed, garage. Workshop area to the rear of the garage, power and light connected.



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