

† **NO ONWARD CHAIN.** Enjoying a north Fareham location, this well presented and spacious two double bedroom detached bungalow with kitchen/dining room, conservatory, own driveway and garage.

**The Accommodation Comprises:-**

Door into:

**Entrance Hall:-**

Radiator, access to loft, wood floor, louvre fronted doors to cupboards with shelves.

**Lounge:- 20' 2" x 9' 11" (6.14m x 3.02m)**

Window to side, sliding patio doors giving access to conservatory, radiator.

**Kitchen/Dining Room:- 18' 2" x 10' 11" (5.53m x 3.32m)**

Dining Area with window to side, radiator, airing cupboard with gas central heating boiler. Kitchen with window to rear, range of base and eye level units, one and a half bowl sink unit, dishwasher, fridge freezer, washing machine, pull-out carousel, oven and grill, hob with extractor over, microwave. Door to:

**Conservatory:- 19' 2" x 8' 9" (5.84m x 2.66m)**

Windows to side and rear elevations, door giving access to garden with additional French doors, radiator, blinds.

**Bedroom 1:- 13' 1" x 13' 1" (3.98m x 3.98m) Maximum Measurements**

Double glazed bay window to front elevation, window to side, radiator, fitted wardrobes and bedroom furniture.

**Bedroom 2:- 10' 10" x 10' (3.30m x 3.05m)**

Window to front elevation, radiator, fitted wardrobes and bedroom furniture.

**Shower Room:- 9' 6" x 5' 11" (2.89m x 1.80m)**

Shower, close coupled WC, wash hand basin inset vanity unit, chrome heated towel rail, extractor fan, partly tiled, tiled floor.

**Outside:-**

Front garden laid to shingle with shrubs and bushes to the borders, outside light, own driveway leading to garage. Gate gives pedestrian access to the rear garden which is laid to lawn, patio area, hedges, flowers and shrubs, summer house, water tap, outside light.

NO ONWARD CHAIN. Enjoying a north Fareham location, this well presented and spacious two double bedroom detached bungalow with kitchen/dining room, conservatory, own driveway and garage.

**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band D

Tenure: - Freehold

Property Type: - Detached Bungalow

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains.

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: Driveway and Garage

Broadband - Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>

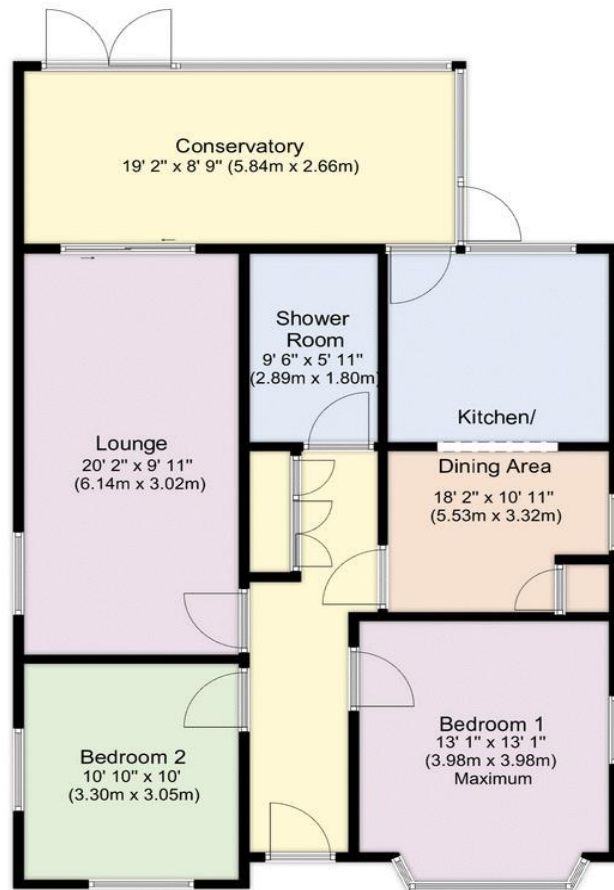
Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks -

<https://checker.ofcom.org.uk/>

Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks has further details on request.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£390,000

30 Southmead Road, Fareham, PO15 5JZ

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**

THE INDEPENDENT ESTATE AGENT