



26 Southmead Road, Fareham, PO15 5JZ

Asking Price £350,000



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W&W are delighted to offer for sale this extremely well presented & improved three/four bedroom semi detached chalet style bungalow. The property enjoys three/four bedrooms, lounge/dining room, modern kitchen, modern downstairs wet room, jack & jill en-suite shower room to the two top floor bedrooms. Outside, the property benefits from a rear garden, garage & driveway parking for multiple vehicles.

Southmead Road is situated in a quiet residential area of Fareham, close to local shops, schools and other everyday amenities. Fareham town centre and Fareham railway station are approximately a 15–20 minute walk away, providing access to local services and transport links. The property is conveniently located for access to the surrounding areas of Hampshire. Nearby primary schools include St Jude's Catholic Primary School, Wallisdean Infant School and Wallisdean Junior School. Fareham Academy is also within approximately one kilometre, with The Henry Cort Community College a little further away.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Extremely well presented & improved three/four bedroom semi detached chalet style bungalow

No chain ahead

Welcoming entrance hall enjoying attractive wood effect flooring

Lounge with built in understairs storage cupboard & double doors opening out to the rear garden

2024 Modern re-fitted kitchen boasting shaker style cabinets, attractive marble effect worktops & integrated oven/hob with space for additional appliances

Two bedrooms to the ground floor with one benefitting from a walk in bay window

Modern re-fitted downstairs walk in wet room comprising of attractive wall/floor tiling

Two bedrooms to the first floor with jack & jill en-suite and eaves storage

Southerly facing rear garden enjoying area laid to lawn & paved patio with canopy above

Garage with power & lighting

Landscaped frontage/side space providing driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

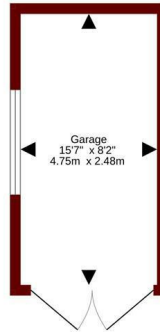
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

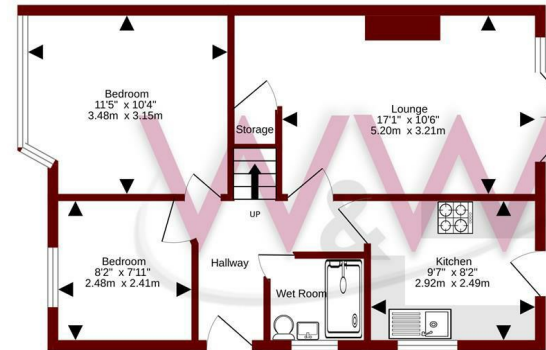
Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



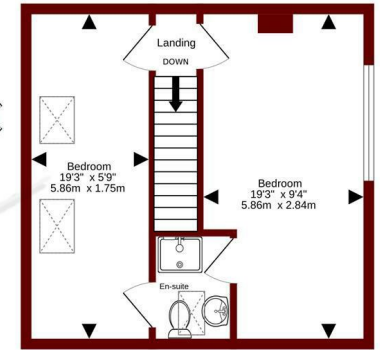
Garage
126 sq.ft. (11.7 sq.m.) approx.



Ground Floor
805 sq.ft. (74.9 sq.m.) approx.



1st Floor
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) approx.

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

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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Whiteley Way

Whiteley

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