

GUIDE PRICE

£325,000 - £335,000

42 Abbey Road

Fareham, PO15 5HJ

Guide Price £325,000 - £335,000: Offered with NO FORWARD CHAIN! This well presented two bedroom semi-detached bungalow situated on the quiet Abbey Road is now available to the market! The accommodation comprises a contemporary fitted kitchen, a spacious lounge, a modern shower room, a conservatory overlooking the rear garden, and two double bedrooms. Externally, there is a south facing rear garden, a garage with power, and a driveway providing ample off road parking to the front. Viewings are highly advised so contact our Fareham office today to arrange yours now!

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HALLWAY

LOUNGE 15' 0" x 12' 0" into recess (4.59m x 3.68m)

SHOWER ROOM 5' 10" x 5' 11" (1.79m x 1.82m)

KITCHEN 10' 0" x 8' 10" (3.06m x 2.71m)

BEDROOM ONE 12' 4" x 10' 10" (3.78m x 3.32m)

BEDROOM TWO 9' 1" x 7' 8" (2.77m x 2.35m)

CONSERVATORY 5' 7" x 8' 10" (1.71m x 2.70m)

SOUTH FACING GARDEN

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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	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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