

GUIDE PRICE

£350,000 - £365,000

14 Ashlyn Close

Fareham, PO15 5PH

A well-presented three bedroom semi-detached bungalow, ideally situated within a popular cul-de-sac location in Fareham. Offering spacious and versatile accommodation, the property benefits from a modern fitted kitchen, contemporary shower room and a generous rear garden measuring approximately 50'. The accommodation comprises three bedrooms, a comfortable living room, modern fitted kitchen and shower room suite. Further benefits include gas central heating and double glazing. Externally, the property features its own driveway providing off-road parking and access to a garage, while the generous rear garden offers an excellent outdoor space, measuring approximately 50' in length. Viewing is highly recommended to appreciate the accommodation and position this property has to offer.





LOUNGE

13' 11" x 11' 6" (4.24m x 3.51m)

KITCHEN/BREAKFAST ROOM

15' 0" x 9' 1" (4.57m x 2.77m)

BEDROOM ONE

11' 5" x 10' 7" (3.48m x 3.23m)

BEDROOM TWO

12' 5" x 9' 0" (3.78m x 2.74m)

BEDROOM THREE

9' 2" x 8' 2" (2.79m x 2.49m)

SHOWER ROOM

9' 0" x 7' 11" (2.74m x 2.41m)

REAR GARDEN

Approx. 50' 0" (15.24m)

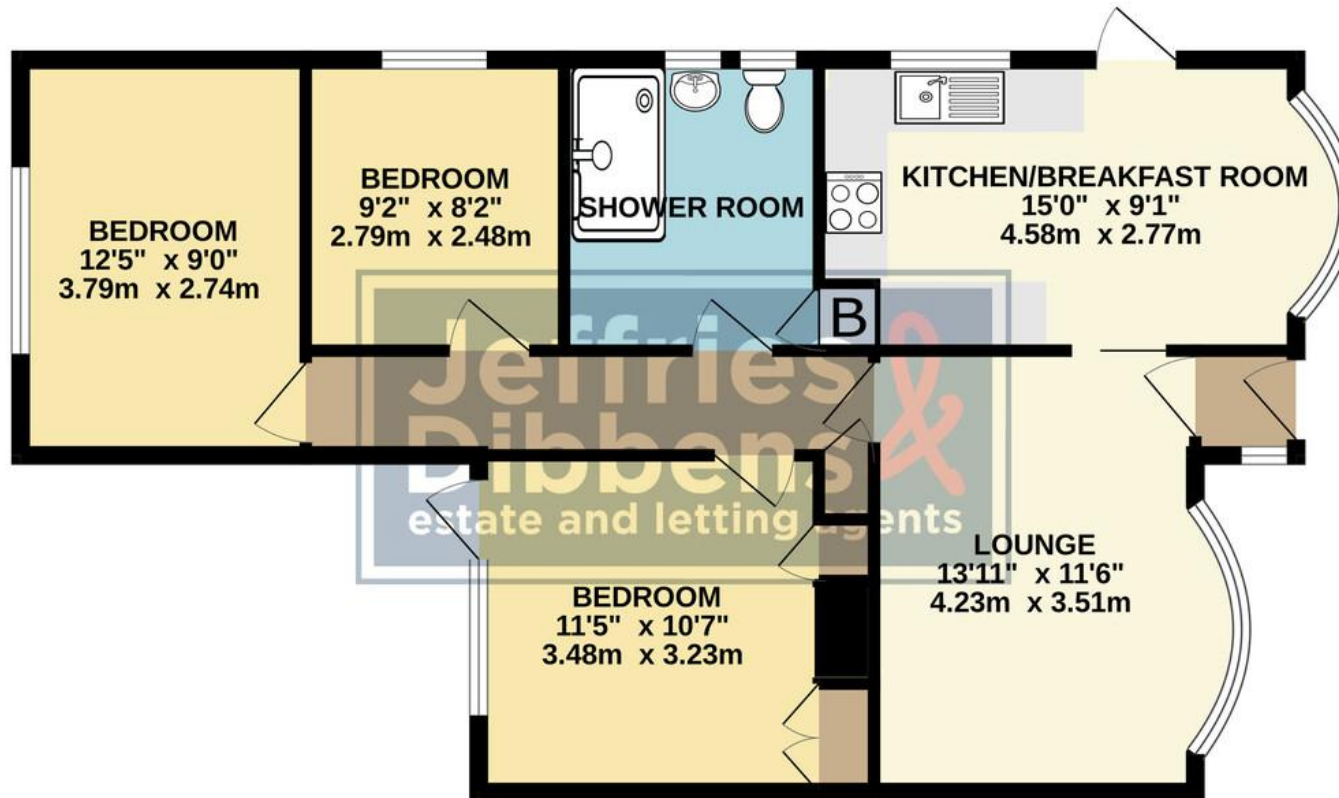
GARAGE

20' 4" x 9' 1" (6.2m x 2.77m)

PARKING



GROUND FLOOR



TOTAL FLOOR AREA: 796sq.ft. (74.0 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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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		85 B
69-80	C	70 C	
55-68	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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