



**£375,000**

**83 Gudge Heath Lane**

Fareham, PO15 5AZ



Situated on the highly sought after Gudge Heath Lane, this extended semi-detached three bedroom family home is now available to the market! The downstairs comprises a separate lounge room, a modern fitted kitchen, a spacious living/dining room, large conservatory, and a shower room. Upstairs presents three bedrooms and a family bathroom. Externally, there is a large rear garden that contains a summerhouse with power, a garage, and side access that leads to the driveway with off road parking to the side and front of the property. We highly advise all those who are interested to call our Fareham office now to arrange your viewing!

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## HALLWAY

**LOUNGE** 11' 08" x 11' 04" (3.56m x 3.45m)

**KITCHEN** 11' 03" x 6' 07" (3.43m x 2.01m)

**LIVING/DINING ROOM** 21' 08" x 10' 06" (6.6m x 3.2m)

**CONSERVATORY** 12' 07" x 8' 08" (3.84m x 2.64m)

**SHOWER ROOM** 9' 09" x 2' 07" (2.97m x 0.79m)

## LANDING

**BEDROOM 1** 11' 07" x 11' 06" (3.53m x 3.51m)

**BEDROOM 2** 10' 10" x 9' 11" (3.3m x 3.02m)

**BEDROOM 3** 7' 07" x 7' 03" (2.31m x 2.21m)

**BATHROOM** 5' 08" x 5' 06" (1.73m x 1.68m)

**LARGE REAR GARDEN**

**SUMMERHOUSE**

**GARAGE**

**DRIVEWAY**

GROUND FLOOR

1ST FLOOR

OUTBUILDING



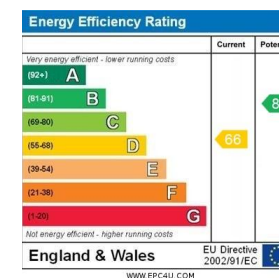
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.

**Jeffries  
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