

£519,950
Ellison Gardens
PO14 1RQ

PROPERTY SUMMARY

Tucked away at the end of the sought-after cul-de-sac of Ellison Gardens, Jeffries & Dibbens are delighted to present this newly built detached bungalow to the market. The property comprises a handy utility room, a modern family bathroom, a spacious open-plan kitchen/family room with Bosch appliances, a vaulted ceiling and three Velux windows. There are also three double bedrooms, two with built-in wardrobes and an ensuite shower room to the main bedroom. Additional features include underfloor heating throughout and an efficient air source heat pump. Outside boasts a landscaped west facing garden and three allocated parking spaces to the front. We strongly recommend all those who are interested to call us now to arrange a viewing!





HALL

KITCHEN/FAMILY ROOM 29' 3" x 12' 8" (8.92m x 3.86m)

BEDROOM 1 18' 5" x 12' 8" (5.61m x 3.86m) Max measurement

ENSUITE

BEDROOM 2 11' 8" x 11' 3" (3.56m x 3.43m)

BEDROOM 3 11' 11" x 8' 7" (3.63m x 2.62m)

UTILITY ROOM 8' 7" x 5' 6" (2.62m x 1.68m)

BATHROOM

REAR GARDEN

ALLOCATED PARKING SPACES

AGENTS NOTE

Approximately £150.00 private road charge payable annually.

A stamp duty incentive is being offered by the seller to the successful purchaser of this property.



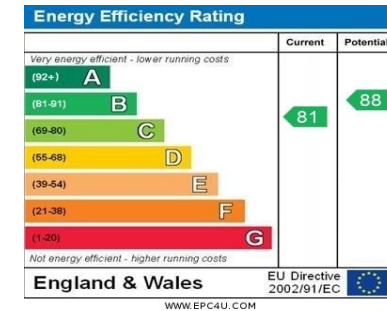
TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 E

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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 estate and letting agents

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