

Situated close to Uplands Primary School, this is a spacious and extended four bedroom semi-detached chalet bungalow with full width conservatory, extended refitted kitchen, garage, driveway and enclosed rear garden.

The Accommodation Comprises:

Front door with obscured double glazed panel inset with matching panels to side into:-

Entrance Hall:-

Textured ceiling, stairs to first floor, radiator, door into:

Lounge/Dining Room:- 24' 8" x 11' 11" (7.51m x 3.63m) Maximum Measurements

Flat ceiling, modern gas fireplace, radiator, folding doors into:-

Kitchen:- 19' 2" x 11' 3" (5.84m x 3.43m) Maximum Measurements

Textured ceiling, obscured double glazed casement door giving access to front, double glazed window to rear elevation, range of base and eye-level units with composite surface, double ceramic sink unit with boiler mixer tap, wall-mounted gas central heating boiler, space for range oven, integrated fridge and freezer, integrated dishwasher, louvre-fronted doors to storage cupboards with shelves, meters and fusebox, door into:-

Utility Room:- 10' 0" x 6' 4" (3.05m x 1.93m)

Double glazed window to rear elevation, obscured double glazed casement door giving access to conservatory, fluorescent strip light, space and plumbing for washing machine, open access to garage with up and over door, power and light connected.

Conservatory:- 29' 11" x 12' 4" (9.11m x 3.76m) Maximum Measurements

Double glazed windows to side and rear elevations, double glazed French doors giving access to rear garden, polycarbonate ceiling with ceiling blinds, radiator, wall lights, wood laminate floor.

Bedroom 1:- 11' 0" x 8' 11" (3.35m x 2.72m)

Double glazed window to front elevation, textured ceiling, radiator, under-stairs cupboard.

Bedroom 2:- 8' 11" x 8' 4" (2.72m x 2.54m)

Double glazed window to front elevation, radiator.

Bathroom:- 8' x 5' 1" (2.44m x 1.55m)

Obscured double glazed window to side elevation, coving to flat ceiling, radiator, tiled floor, partly tiled, towel rail, white suite comprising; close-coupled wc, pedestal wash hand basin, walk-in bath with shower over, shower rail and curtain.

First Floor Landing:-

Ceiling fan, louvre-fronted door to cupboard with shelves, further storage cupboard.

Bedroom 3:- 9' 9" x 8' 5" (2.97m x 2.56m)

Double glazed window to rear elevation, radiator.

Bedroom 4:- 16' 7" x 7' 8" (5.05m x 2.34m)

Double glazed window to side elevation, radiator, coving to textured ceiling, door to eave storage.

Shower Room:- 7' 10" x 3' 10" (2.39m x 1.17m)

Velux window to front elevation, partly tiled, shower cubicle, close-coupled wc with pine-styled seat, wash hand basin, wall-light.

Outside:-

Block-paved driveway with parking leads to garage, further parking to side, brick-wall to front and side, rear garden is enclosed by fence panels and low brick wall, laid mainly to lawn for ease of maintenance, shrubs and flowers to the borders, outside water tap, pond, patio area, outside light.

Material Information:-

Council Tax Band: - Fareham Borough Council. Tax Band D

Tenure: - Freehold

Property Type: - Semi Detached Chalet Bungalow

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: Driveway and Garage

Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 1600 Mps

Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£389,000

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