

The Accommodation Comprises:-

Front door with obscured double glazed with leaded-light and stained glass inset into:-

Entrance Hall:-

Access to loft, radiator, feature arch, picture rail, cupboard for storage.

Lounge:- 14' 2" x 11' 3" (4.31m x 3.43m)

Double glazed window to front elevation, radiator, Adam-style fireplace with marble-style inset with raised hearth, electric fire in situ.

Kitchen:- 9' 11" x 9' (3.02m x 2.74m)

Single glazed leaded-light window to side elevation, windows and casement doors giving access to Conservatory, range of base and eye level units with roll-top surface, tiled surround, single drainer stainless steel sink unit with mixer tap, recess for oven, extractor over, recess for fridge/freezer, wall-mounted glass display cabinet, feature beams, lighting inset ceiling, radiator.

Conservatory:- 11' 2" x 9' 7" (3.40m x 2.92m)

Double glazed, doors giving access and enjoying views of the garden, roll-top work surface with recess under for washing machine and further electrical appliance, double radiator.

Bedroom 1:- 14' 5" x 9' 3" (4.39m x 2.82m)

Double glazed window to rear, radiator, full-length mirror-fronted wardrobe units.

Bedroom 2:- 10' 11" x 6' 9" (3.32m x 2.06m)

Double glazed window to side elevation, radiator, deep cupboard with slatted shelves for storage.

Shower Room:- 6' 4" x 5' 10" (1.93m x 1.78m)

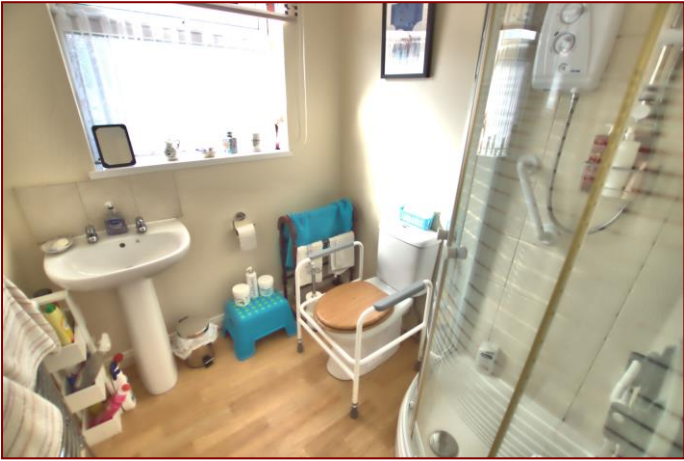
Obscured double glazed window, close-coupled wc, pedestal wash hand basin, corner shower cubicle with Triton shower, chrome towel rail, flat ceiling with lighting and extractor inset.

Outside:-

Front garden is enclosed with shingle, enclosed Mediterranean-style rear garden, shed, gate gives pedestrian access to the rear where there is parking.

Material Information

Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Freehold
Property Type: - Semi Detached Bungalow
Property Construction: - Traditional
Electricity Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Central Heating
Broadband - Broadband is supplied by BT. Average speed for Postcode of 1600MB: Check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: Mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>
Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?
Fenwicks has further information as provided by current vendor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£260,000
Redlands Lane, Fareham, PO14 1HF

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT