

£250,000
29 Gordon Road
Fareham, PO16 7TN

This charming two-bedroom end-of-terrace home is situated in the heart of Fareham town centre, within easy reach of Fareham's mainline railway station and the popular Park Lane Recreation Park. Well presented throughout, the accommodation comprises an entrance porch, a modernised lounge/diner and a newly fitted kitchen. To the first floor are two bedrooms and a family bathroom. There is also engineered wood flooring throughout the house. Outside, the property benefits from a front forecourt and a south-facing rear garden, featuring a large sandstone patio with a pergola over, with the remainder of the garden mainly laid to lawn. There is also a hardstanding area at the bottom of the garden, along with an outside tap, power and convenient rear access. An excellent opportunity for first-time buyers, downsizers or investors. Please contact our Fareham office today to arrange your viewing.

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PORCH

LOUNGE/DINER 21' 8" x 11' 4" (6.6m x 3.45m)

KITCHEN 9' 6" x 7' 6" (2.9m x 2.29m)

LANDING

BEDROOM ONE 11' 5" x 10' 11" (3.48m x 3.33m)

BEDROOM TWO 9' 6" x 7' 11" (2.9m x 2.41m)

BATHROOM

REAR GARDEN

PERMIT PARKING





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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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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