**Enjoying a cul-de-sac location in north Fareham, this well presented and spacious three double bedroom detached bungalow with open plan kitchen/living room, conservatory, garage and off road parking for numerous vehicles/boat/caravan etc.**

**The Accommodation Comprises:-**
Front door with double glazed panel to side into:

**Entrance Hall:-**
Radiator, access to loft, cupboard with radiator and shelves, further cupboard with shelves, fuse box and meters.

**Living Room:-** 21' 3'' x 10' 9'' (6.47m x 3.27m) Maximum Measurements
Double glazed window to rear elevation, radiator, fitted storage unit, flame effect electric fire.

**Kitchen:-** 19' into dining area x 9' 2'' (5.79m x 2.79m)
Double glazed window to side elevation, range of base and eye level units with work surfaces, sink unit, double oven and grill, hob with extractor inset, pull-out carousel unit, space for fridge freezer, space for washing machine, slim-line dishwasher, pull-out bin, long-line radiator.

**Conservatory:-** 18' 2'' x 6' 2'' (5.53m x 1.88m)
Double glazed windows to side and rear elevations, door giving access to rear garden, radiator.

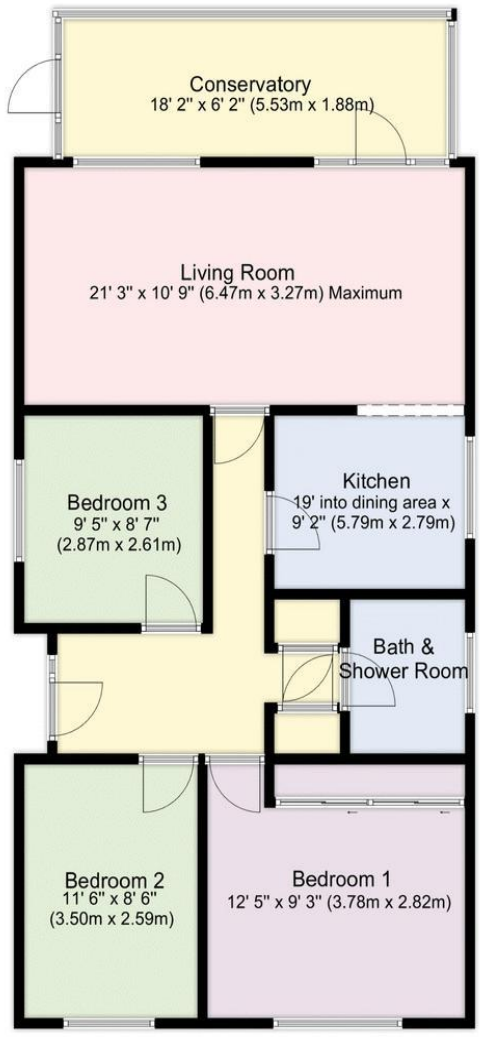
**Bedroom 1:-** 12' 5'' x 9' 3'' (3.78m x 2.82m)
Double glazed window to front elevation, radiator, built-in wardrobes. The vendor advises that an ensuite cloakroom facility is being incorporated into the room

**Bedroom 2:-** 11' 6'' x 8' 6'' (3.50m x 2.59m)
Double glazed window to front elevation, radiator.

**Bedroom 3:-** 9' 5'' x 8' 7'' (2.87m x 2.61m)
Double glazed window to side elevation, radiator.

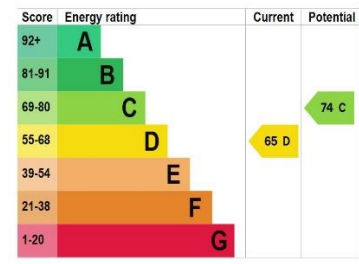
**Bath and Shower Room:-** 6' 11'' x 5' 7'' (2.11m x 1.70m)
Obscured double glazed window to side elevation, bath, shower, wash hand basin, chrome heated towel rail, close coupled WC, wall mounted vanity unit, partly tiled.

**Outside:-**
Block paved driveway to the front for parking numerous vehicles/boat/caravan, garage with power and light connected and courtesy door to side, raised flower bed. Gate gives pedestrian access to the side with wooden decking, raised flower beds, shrubs and bushes to the borders. Rear garden laid mainly to lawn with flowers, shrubs and bushes to the borders, pathway leading to Astroturf lawn. Pedestrian access via the front can be gained via additional gate.




**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band D
Tenure: - Freehold
Property Type: - Detached Bungalow
Property Construction: - Traditional - Brick
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains.
Sewerage: - Mains
Heating: - Gas Central Heating
Parking: Garage and Driveway
Broadband - Average available download speed for this Postcode of 1600MB: Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband
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)?
Fenwicks has further details on request.

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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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The Property Ombudsman

Offers in Excess of £410,000
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