

**NO ONWARD CHAIN.** Well presented and spacious three bedroom detached bungalow with driveway for parking numerous vehicles, garage and car port.

- Three Bedroom Detached Bungalow
- Spacious Lounge
- Kitchen
- Shower Room
- Gas Central Heating and Double Glazing
- Enclosed Rear Garden
- Garage and Carport
- Driveway for Parking Numerous Vehicles
- Sought After Location
- No Onward Chain

**The Accommodation Comprises:-**

Front door into:

**Entrance Hall:-**

Access to loft, radiator, cupboard with shelves.

**Lounge:- 15' 8" x 12' 10" (4.77m x 3.91m)**

Window to rear, sliding patio doors giving access to rear garden, radiator, electric fireplace.

**Kitchen:- 9' 11" x 9' 8" (3.02m x 2.94m)**

Window to side elevation, door giving access to side and rear, wall mounted gas central heating boiler in wall unit, range of base and eye level units with work surfaces, under-lighting to wall units, one and a half bowl sink unit, oven and grill, hob with extractor hood over, space for dishwasher and washing machine.

**Bedroom 1:- 11' 5" x 10' 11" (3.48m x 3.32m) Maximum Measurements**

Window to front elevation, fitted wardrobe unit, radiator.

**Bedroom 2:- 11' 10" x 9' 7" (3.60m x 2.92m)**

Window to front elevation, radiator.

**Bedroom 3:- 12' 10" x 9' 2" (3.91m x 2.79m) Maximum Measurements**

Window to rear elevation, radiator.

**Shower Room:- 8' 3" x 5' 9" (2.51m x 1.75m)**

Window to side elevation, close coupled WC, wash hand basin, radiator, partly tiled, shower unit, shaver socket, chrome heated towel rail.

**Outside:-**

Block paved driveway for parking numerous vehicles, front garden laid to lawn, shrubs and bushes to the borders, car port, electronically controlled door to garage with power and light connected, door to rear. Rear garden is enclosed by fence panels and laid mainly to lawn with patio areas, shrubs and flowers to the borders, outside light.

**Material Information:-**

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

Tenure: - Freehold

Property Type: -Detached Bungalow

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Gas Central Heating

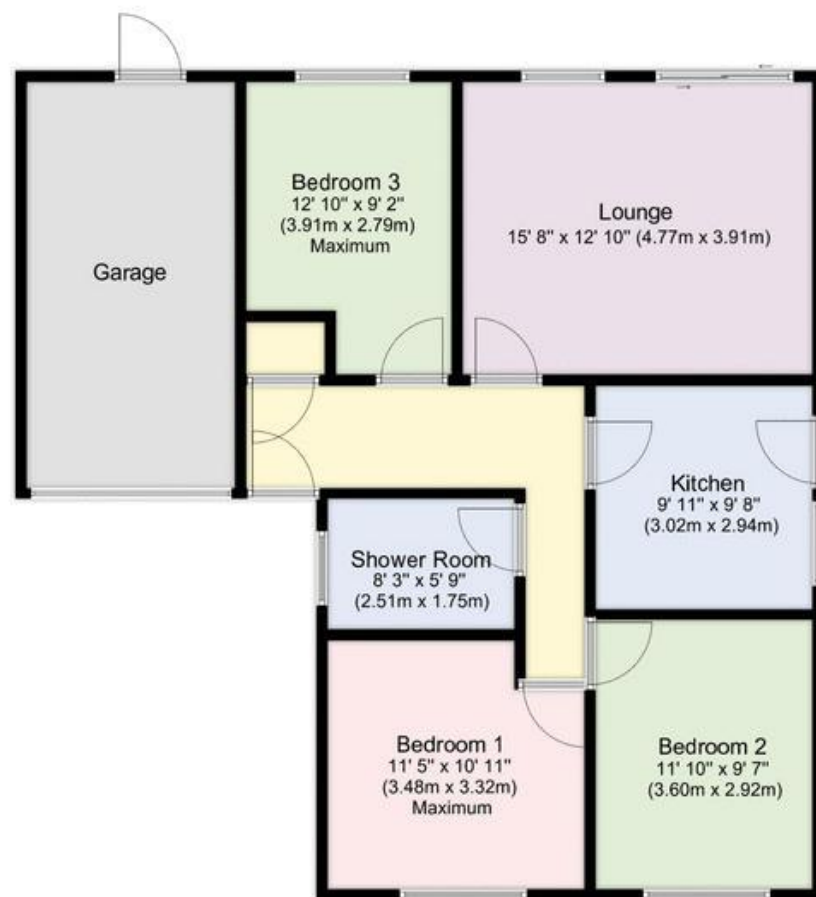
Parking: Garage and Driveway

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		85 B
69-80	C		
55-68	D	68 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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£425,000

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\*DRAFT DETAILS\*

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