

Well presented three bedroom chalet bungalow with sun lounge, refitted kitchen and off road parking in a requested north Fareham location.

- Well Presented Three Bedroom Chalet Bungalow
- Refitted Kitchen
- Sun Lounge
- Shower Room
- Gas Central Heating and Double Glazing
- Office in Garden
- Storage Room (Previously Garage)
- Enclosed Rear Garden
- Driveway for Parking
- Requested North Fareham Location

The Accommodation Comprises:-

Front door into:

**Entrance Hall:-**

Stairs to first floor.

**Lounge:-** 15' 6" x 11' 4" (4.72m x 3.45m) Maximum Measurements  
Double glazed part bay window to front elevation, radiator, flat ceiling.

**Kitchen:-** 9' 10" x 8' 8" (2.99m x 2.64m)  
Double glazed window to side elevation, flat ceiling inset spot lighting, base and eye level units with work surfaces, single bowl stainless steel sink unit with mixer tap, fridge and freezer. oven, hob and extractor hood over, space for fridge freezer. gas central heating boiler, slim-line dishwasher, hob and extractor hood over, glazed door into:

**Sun Lounge:-** 15' 9" x 9' 10" (4.80m x 2.99m) Maximum Measurements  
French doors giving access to garden, polycarbonate ceiling, wall lights.

**Bedroom 1:-** 12' 9" x 10' 6" (3.88m x 3.20m) Maximum Measurements  
Double glazed window to rear elevation, flat ceiling, long line radiator, under-stairs storage space.

**Bedroom 2:-** 8' 11" x 7' 8" (2.72m x 2.34m)  
Double glazed window to front elevation, radiator, flat ceiling.

**Shower Room:-** 5' 11" x 5' 8" (1.80m x 1.73m)  
Obscured double glazed window to side elevation, shower cubicle, partially tiled, close coupled W.C. pedestal wash hand basin, shower cubicle, tiled floor, extractor fan, heated towel rail.

**First Floor Landing:-**  
Door to storage cupboard.

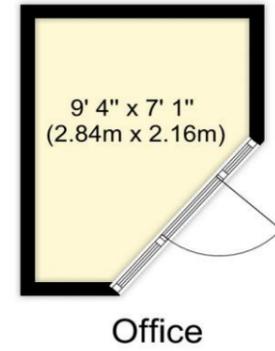
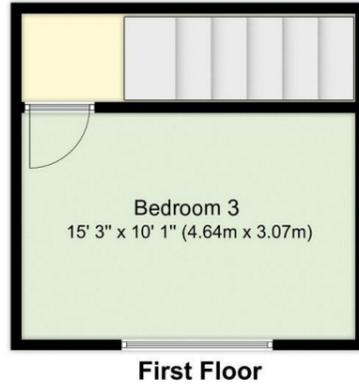
**Bedroom 3:-** 15' 3" x 10' 1" (4.64m x 3.07m)  
Double glazed window to front elevation, eaves storage space.

**Outside:-**  
Front garden later to astroturf with low brick wall, flowers, shrubs to the borders, resin driveway for parking. wooden gate gives pedestrian access to their rear garden, water tap. Rear garden is enclosed by fence panels and laid to astroturf, patio area, wooden decking for socialising and entertaining purposes, Garage has been part converted for storage and now also includes an office (9' 4" x 7' 1" (2.84m x 2.16m, maximum measurements) with double glazed windows, flat ceiling inset spot lighting.

**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band C  
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  
Broadband - 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	83 B
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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£345,000

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