

Charming and well presented two double bedroom bungalow with conservatory and garage.

The Accommodation Comprises:-

Front door into:

Entrance Porch:-

Door into:

Entrance Hall:-

Radiator, access to loft, airing cupboard, storage cupboard.

Lounge:- 13' 7" x 12' 3" (4.14m x 3.73m)

Window to side, radiator, fireplace, French doors giving access to:

Kitchen:- 11' 2" x 8' 2" (3.40m x 2.49m)

Window to rear, door to conservatory, range of base and eye level units, oven and grill, hob, single bowl sink unit, space and plumbing for washing machine.

Conservatory:- 13' 8" x 9' 6" (4.16m x 2.89m) Maximum Measurements

Windows to side and rear, French doors to rear garden, radiator, tiled floor, wall lights.

Bedroom 1:- 12' 3" x 10' 11" (3.73m x 3.32m)

Window to front, radiator, fitted wardrobe units.

Bedroom 2:- 10' 11" x 10' (3.32m x 3.05m)

Window to front, radiator,

Shower Room:- 7' 3" x 5' 3" (2.21m x 1.60m)

Window to rear, shower, close coupled WC, sink, tiled, chrome heated towel rail.

Outside:-

Block paved pathway to the front door, wooden gate gives side access to rear garden which is laid mainly to patio, bordered by fence panels, some shrubs to the borders. Garage.

Material Information:-

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

Tenure: - Freehold

Property Type: - End of Terrace Bungalow

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains.

Sewerage: - Mains

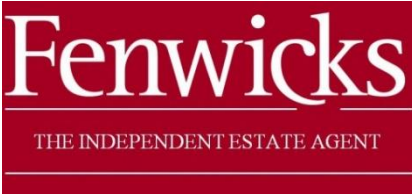
Heating: - Gas Central Heating

Parking: Garage

Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. Download Speed: 1600 Mps

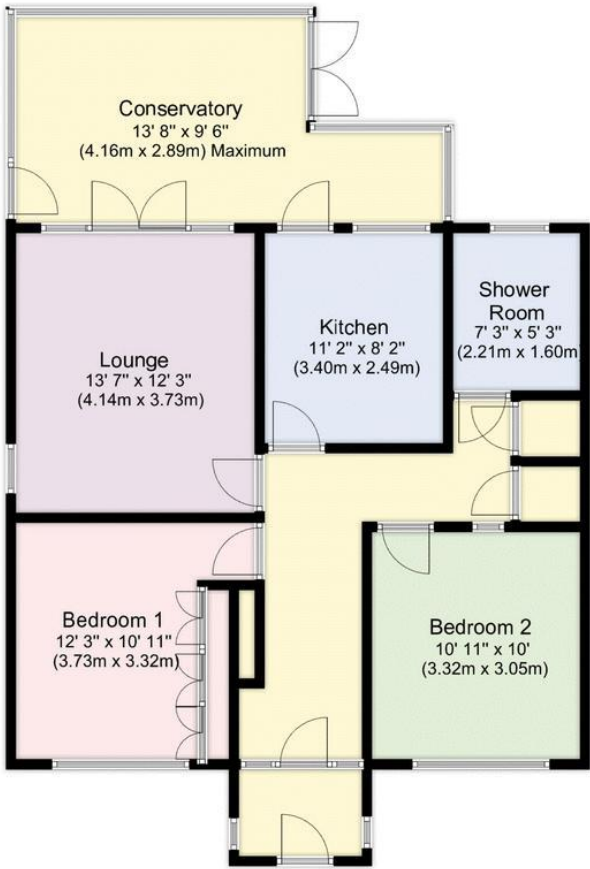
Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

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		
69-80	C	69 C	78 C
55-68	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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 18 Cleveland Drive, Fareham, PO14 1SW

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