NO ONWARD CHAIN. Three double bedroom detached bungalow with conservatory, generously proportioned rear garden, driveway and garage in a quiet yet convenient north Fareham cul-de-sac location.

The Accommodation Comprises:-
Front door with window to side into:

Entrance Hall:-
Radiator, access to loft, airing cupboard with tank, additional cupboard with shelves.

Lounge:- 21' 5'' x 10' 11'' (6.52m x 3.32m)
Window to front elevation, radiators, fireplace, sliding patio door giving access to:

Conservatory:- 12' 1'' x 10' 1'' (3.68m x 3.07m)
Windows to side and rear, sliding patio doors giving access to rear garden, additional door giving access to garden, polycarbonate ceiling.

Kitchen:- 9' 8'' x 8' 5'' (2.94m x 2.56m)
Window to rear, door to conservatory, range of base and eye level units, roll top work surfaces, oven and grill, hob with extractor hood over, space for washing machine.

Bedroom 1:- 12' 5'' x 11' 10'' (3.78m x 3.60m)
Window to rear elevation, radiator.

Bedroom 2:- 11' 10'' x 8' 7'' (3.60m x 2.61m)
Window to front elevation, radiator.

Bedroom 3:- 9' 2'' x 8' 6'' (2.79m x 2.59m)
Window to front elevation, radiator.

Bathroom:- 7' 2'' x 5' 6'' (2.18m x 1.68m)
Window to rear, close coupled WC, wash hand basin, bath with shower over and shower screen, tiled, chrome heated towel rail, mirror, vanity unit.

Outside:-
Driveway for parking leads to garage with up and over door, courtesy door and window to rear. Gate gives pedestrian access to rear garden. Rear garden is bordered by fence panels with mature trees, lawns and patio areas.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band D
Tenure: - Freehold
Property Type: - Detached Bungalow
Property Construction: - Traditional
Electricity Supply: - Mains,
Gas Supply: Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
Broadband - Unknown. Average available download speed for this Postcode of 1600MPS: Potential broadband speeds - 115MPS https://www.openreach.com/fibre-broadband
Mobile signal: Available - check here for all networks - https://checker.ofcom.org.uk/
Parking: Driveway and Garage
Flood Risk: - Check at the Environment Agency's website (http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)?

Fenwicks
THE INDEPENDENT ESTATE AGENT





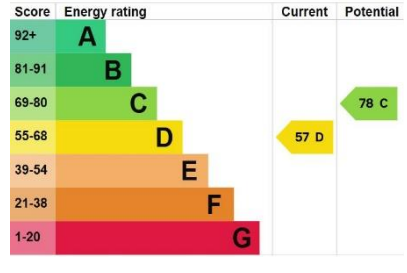










Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.

The Property Ombudsman



£375,000

53 Argyle Crescent, Fareham, PO15 6AJ

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT