



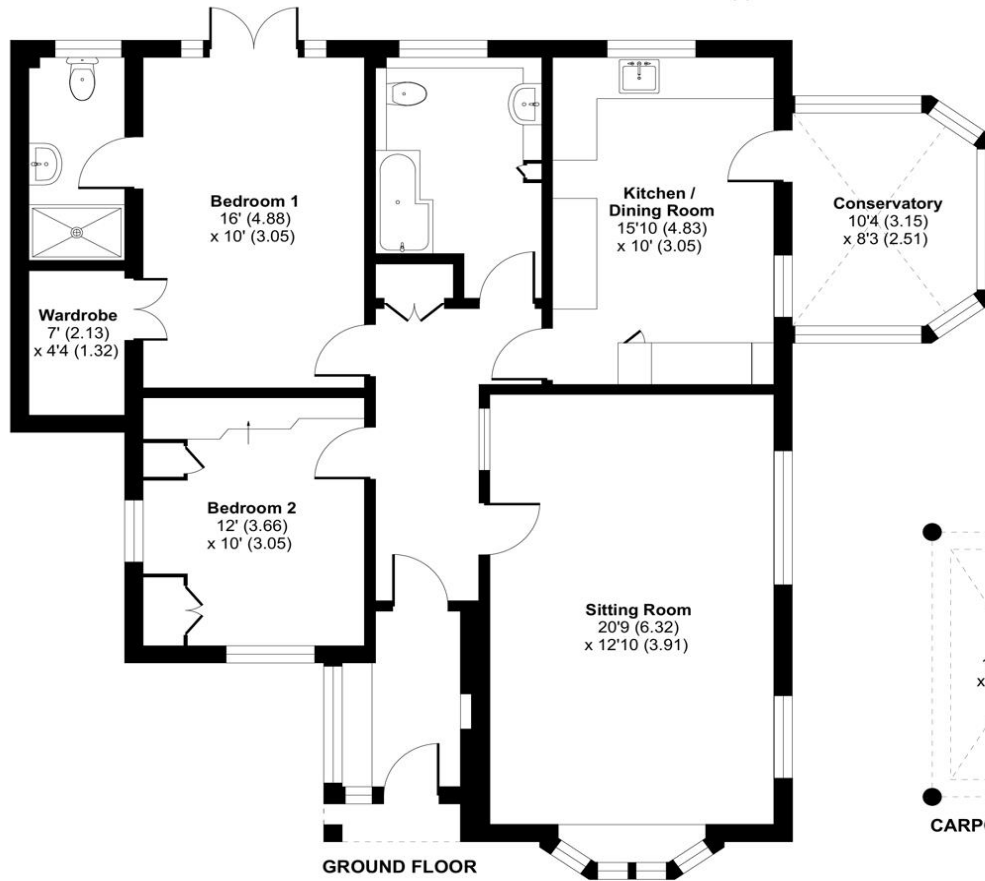


## ACCOMMODATION

This fabulous detached one level bungalow is situated on a private plot in a well-established road on the western fringes of Titchfield, about a mile to the east of Locks Heath. The well-proportioned, bright and airy accommodation affords an excellent level of versatility, which is likely to suit a wide range of requirements. Decorated and updated throughout, the property provides two double bedrooms; the principal bedroom features an en-suite shower room and large built-in wardrobe, and has a pleasant outlook over the rear garden. A modern family bathroom serves the other bedroom. A 20' living room, features a dual aspect, with a bay window overlooking the front of the property. The well sized kitchen/dining room features ample storage and provides access to the light and airy rear conservatory, and then onto the garden via patio doors. The garden is private and comes as a patio courtyard area and a landscaped lawn area, all privately enclosed. Externally the property and gated driveway are very well maintained, with the added advantage of excellent driveway parking and a car port.

Approximate Area = 1160 sq ft / 107.7 sq m (excludes carport)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Charters Estate Agents Limited. REF: 1081954



## SITUATION

Fareham is a parish and market town in the county of Hampshire, 8 miles south of Bishop's Waltham, 12 miles to the east of Southampton and about 8 miles to the south-east of Portsmouth. Fareham station is on the South-Western railway line with links to London and across the South Coast. The parish is situated on Fareham Creek, located at the northern extremity of Portsmouth Harbour and includes the hamlets of North Fareham, Catisfield, Wallington, and Funtley.



#### **SPECIFICATION**

- Detached Bungalow
- Two Bedrooms
- En-Suite Shower Room
- Kitchen/Dining room
- Conservatory
- Car Port & gated driveway

#### **LOCAL AUTHORITY**

Fareham Borough Council  
Council Tax Band E

#### **GUIDE PRICE**

Asking Price £485,000

#### **TENURE**

Freehold