

## £495,000

### 212 Gudge Heath Lane, Fareham, PO15 6QB

**DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct**



- Well-Presented and Extended
- Gated Entrance
- Lounge
- Kitchen/Diner
- Two Bathrooms
- Three Bedrooms
- Converted Loft Space
- Enclosed Rear Garden
- Off-Road Parking
- Energy Efficiency Rating: TBC

*Awaiting EPC*

Property Reference : F2153

Council Tax Band: D

Floor Plans ( For illustrative purposes and not drawn exactly to scale)



## The Accommodation Comprises:-

Front door into:-

### Entrance Hall:-

Radiator, smoke detector.

### Bedroom 1:-

12' x 11' 5" (3.65m x 3.48m)

Double glazed bay window to front elevation, double radiator.



### Bedroom 2:-

11' 11" x 10' 11" (3.63m x 3.32m)

Double glazed bay window to front elevation, radiator.



### Bedroom 3:-

9' 2" x 8' 7" (2.79m x 2.61m)

Double glazed window to side elevation, radiator.



### Bathroom:-

8' 7" x 7' 6" (2.61m x 2.28m)

Obscured double glazed window to side elevation, close-coupled wc, free-standing bath with mixer tap and hand shower attachment, wash hand basin with mixer tap inset range of vanity units, tiled surround, close-coupled wc with concealed cistern, wall mounted Vaillant gas central heating boiler concealed in wall-unit and storage, long-line towel rail, mainly tiled.



## L-Shaped Kitchen/Diner:-

16' 9" x 16' 7" (5.10m x 5.05m) Maximum Measurements

French doors and window to side giving access to side and rear, range of base and eye level units with work surfaces, single drainer sink unit with mixer tap and vegetable spray, recess for refrigerator, recess for dishwasher, recess for range oven, tiled splashback and stainless steel extractor over, space for table and chairs, long-line radiator, door giving access to loft room via staircase, tiled floor.



## Loft Room:-

14' 11" x 11' 11" (4.54m x 3.63m)

Twin Velux windows, power and light connected, storage area.

## Lounge:-

16' 9" x 14' 11" (5.10m x 4.54m)

French doors enjoying views and accessing the garden, windows to side elevation, wood burning stove with raised hearth with tiled splashback, door to:-



## Utility Room:-

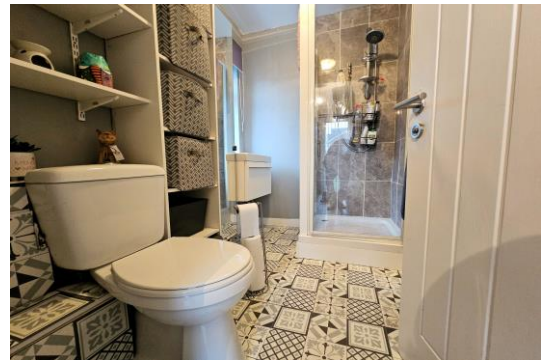
Work surfaces with recess for washing machine, American-style fridge/freezer and other electrical appliances, double glazed door giving access to garden, further door to:-



## Shower Room:-

7' 2" x 5' 1" (2.18m x 1.55m)

Obscured double glazed window to side, close-coupled wc, wash hand basin with mixer tap inset vanity unit, tiled shower cubicle, long-line chrome towel rail, storage.



## Outside:-

Driveway to the front with double opening wooden gates, access to side, double opening wooden gates with long driveway leading to garage/workshop with courtesy door, garden shed to side, raised sitting area, access via the other side of the bungalow via wooden gate gives pedestrian access to the rear garden with full-width terrace, formal lawns and further sitting area to the side and rear of the garden. Lighting, power points and water tap.



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