



RICHMONDS

Gudge Heath Lane, Fareham, PO15 5AY

OIEO £450,000

A deceptively sized four bedroom family home in a sought after area of Fareham. The property benefits from four double bedrooms, en-suite to two of the bedrooms, as well as family bathroom and downstairs cloakroom. There are also two large reception rooms along with a kitchen/breakfast room. The property sits within a secluded location set back from the main road. An internal inspection is highly recommended to appreciate the size of the property on offer.

Accommodation

Entrance hallway:	Stairs to first floor, door to the garage
Cloakroom:	wc, wash hand basin
Sitting room:	16'2" x 15'10" (4.93m x 4.83m) French doors opening to the rear garden, arch through to the dining room.
Dining room:	16'2" x 11'4" (4.93m x 3.45m)
Kitchen/Breakfast room:	16'7" x 10'7" (5.06m x 3.23m) range of eye and base level units, integrated hob, extractor hood over, separate double oven, plumbing for washing machine, space for fridge freezer, integrated dishwasher, door opening to the rear garden

First Floor Landing

Bedroom 1:	Door to airing cupboard 18' x 12'10" (5.49m x 3.92m)
En-suite:	A double shower cubicle, wc, wash hand basin, heated towel rail.
Bedroom 2:	14'4" x 9'10" (4.37m x 3.00m)
En-suite:	Shower cubicle, wc, heated towel rail, pedestal, wash handbasin
Bedroom 3:	13' x 9'10" (3.96m x 3.00m)
Bedroom 4:	11' x 9'6" (3.35m x 2.90m)
Bathroom:	Panel enclosed bath, shower/mixer taps over, wc, pedestal wash hand basin

Outside

Front:	The property is approached by a driveway creating off-road parking for several vehicles, with side pedestrian access through to the rear garden, and access to the garage
Rear:	The rear garden has decking area and lawned areas coming off the rear of the property into the side with various mature shrubs and trees inset all off which is mainly enclosed by a panel fencing
Garage:	Up and over door with power and lighting.

Other Information

Tenure:	Freehold
Heating:	Gas Central Heating
Windows:	UPVC Double Glazing
Sellers Position:	Buying on in the local area

Local Information

Council Tax:	E
Local Authority:	Fareham Borough Council

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone [01489 789933](tel:01489789933)



SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY
APPROX FLOOR AREA 1743 sq ft XXX m2



Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

