



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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**128 Bedford Drive
Titchfield Common
Fareham
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Price £339,995
Freehold

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  2
  1
  C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	80
EU Directive 2002/91/EC			



NO CHAIN AHEAD.....Chambers are pleased to be selling this deceptively spacious three bedroom semi detached property within a very popular location. The accommodation offers an entrance hallway, fitted kitchen, lounge/diner to the rear, downstairs cloakroom, THREE DOUBLE SIZED BEDROOMS, ensuite to master bedroom and built in wardrobes and family bathroom. Outside the rear garden is fully enclosed with access either side to the front and leading to the attached carport. This property is a good sized family home overall and benefits from NO CHAIN AHEAD! Viewings can be arranged by calling our Stubbington Office on 01329 665700

Entrance Hallway
Accessed via a UPVC double glazed door, stairs to first floor landing, radiator.

Downstairs Cloakroom
Fitted with a white low level WC, pedestal wash hand basin with tiled splashbacks, radiator.

Kitchen
12'8" x 7'3" (3.86 x 2.21 (3.85 x 2.20))
UPVC double glazed window to front elevation, fitted appliances including stainless steel double oven, four burner gas hob and chimney hood over, inset sink unit with mixer tap, range of wall and base cupboard/drawer units with work surfaces over, space for fridge freezer, plumbing for washing machine, wall mounted boiler in concealed cupboard. ceramic tiled floor, radiator.

Lounge/Diner
UPVC French doors and UPVC double glazed window to rear garden, two radiators.

First Floor Landing
Access to loft via void, further full height storage cupboard, doors to all first floor rooms.

Master Bedroom
Two double glazed windows to front elevation, built in double wardrobe, radiator.

Ensuite
Fitted with a double sized fully tiled shower cubicle, pedestal wash hand basin with tiled splashbacks, fitted light with shaver point, low level WC, extractor fan, radiator.

Bedroom Two
14'7" x 9'11" (4.45 x 3.02 (4.44 x 3.03))
UPVC double glazed windows to rear elevation, radiator.

Bedroom Three
10'11" x 9'0" (3.33 x 2.74)
UPVC double glazed window to rear elevation, radiator.

Family Bathroom
UPVC double glazed window to front elevation, fitted with a white panel bath with chrome mixer taps, pedestal wash hand basin, low level WC, fitted light with shaver point, radiator.

Rear Garden
Area immediately behind house laid to patio, mainly laid to lawn with surrounding pathway, fully fence enclosed with mature shrub borders, side pedestrian access gate, further access to the front via the car port.

Front Garden
Pathway to front door bordered by mature shrubs with outside courtesy light.

Car Port
With power and light, side gate to rear garden. This could be used as a garage with the addition of a garage door.

Agents Information
Probate has been applied for but is yet to be granted.

We understand that there is an estate charge related to this property, however due to the property being a deceased estate we have been unable to find out the exact figure, your conveyancer should ascertain this on your behalf.