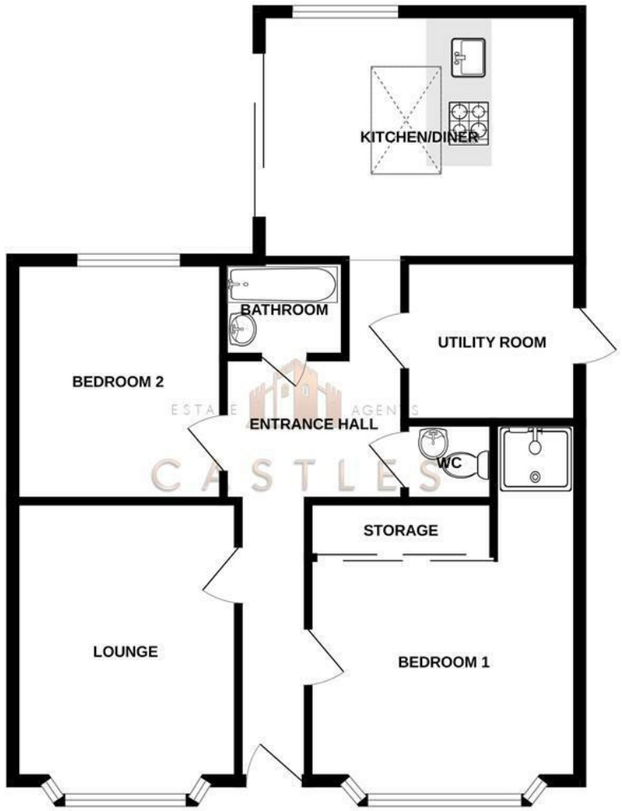
Floor Plan

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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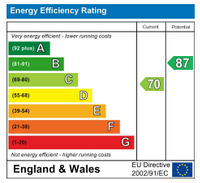
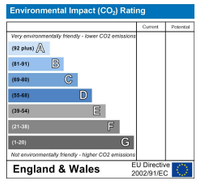
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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CASTLES
ESTATE AGENTS

108 Gudge Heath Lane

Fareham, PO15 5AY

We are pleased to welcome to the market this exceptional two bedroom semi detached bungalow with off road parking for two cars located in Gudge Heath Lane, Fareham.

The property is well presented throughout and the current owners have done a fair bit of development and refurbishment during their tenure. There is further scope for more development as they have had planning approved for a loft conversion which would add a first floor to the home.

A new modern fitted kitchen - dining area has been added via a rear extension featuring under floor heating, skylight and sliding doors onto the garden space. Situated to the front of the property is a large double bedroom with built in wardrobes. There is also a separate lounge room to the front with panelled walls. Another double bedroom, modern bathroom, separate w/c and utility room complete the ground floor accommodation.

Externally there is side access on offer into the rear garden which features two paved patio areas and lawns plus a shed for storage.

Other benefits include a new Worcester combi boiler, EV Charging point and a wiser smart home system where each radiator can be controlled from the app on your phone.

For more information or to arrange a viewing please call Castles today.

Offers over £325,000

108 Gudge Heath Lane

Fareham, PO15 5AY

2 1 2 C

- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- PLANNING IN PLACE FOR LOFT CONVERSION
- FAREHAM LOCATION
- MODERNISED
- REAR EXTENSION WITH SKYLIGHT
- WEST FACING GARDEN
- WELL PRESENTED THROUGHOUT

LOUNGE
10'2" x 13'1" (3.1 x 4.0)

KITCHEN/DINER
14'5" x 11'1" (4.4 x 3.4)

UTILITY ROOM
7'10" x 7'2" (2.4 x 2.2)

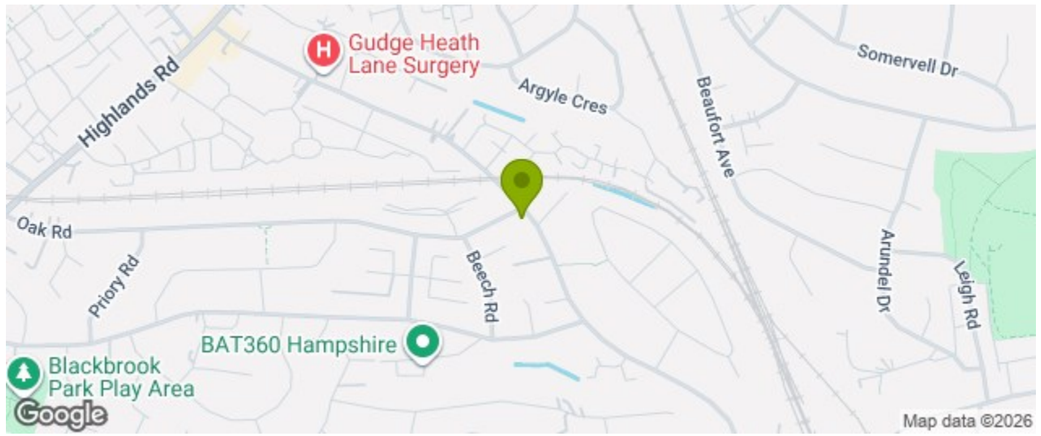
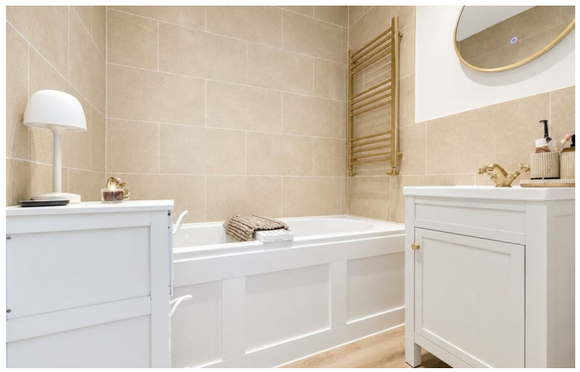
W/C
2'7" x 3'7" (0.8 x 1.1)

BEDROOM 1
8'10" x 12'1" (2.7 x 3.7)

BEDROOM 2
9'6" x 10'9" (2.9 x 3.3)

BATHROOM

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.