



GUIDE PRICE  
**£565,000-£575,000**  
**43 The Thicket**  
Fareham, PO16 8QA

## PROPERTY SUMMARY

Guide Price £565,000-£575,000. Situated in the ever popular Down End area of Fareham is this substantially improved and extended 3/4 bedroom detached chalet bungalow. Offering extensive accommodation over two floors with three double bedrooms, a study/bedroom 4 if required, beautiful spacious conservatory, lounge, modern kitchen and bathroom. In addition a south facing garden, ample off road parking and garage compliment this property. Viewing is most certainly advised to appreciate all this property has to offer.





**HALL** 21' 3" x 8' 3" (6.48m x 2.51m) Side and front aspect double glazed windows, stairs to first floor landing with storage under, radiator, doors to:

**LOUNGE** 18' 0" x 13' 0" (5.49m x 3.96m) Rear aspect double glazed doors and side reveals to Conservatory, fire surround with log burner and hearth, radiator.

**BEDROOM** 14' 2" x 10' 2" (4.32m x 3.1m) Front aspect double glazed bay window, radiator.

**BEDROOM** 14' 0" x 10' 4" maximum (4.27m x 3.15m) Front aspect double glazed bay window, double sliding door wardrobe, radiator.

**BATHROOM** 8' 8" x 5' 7" (2.64m x 1.7m) Side aspect double glazed window x 2, suite comprising of panelled bath with shower over, hand wash basin and WC combination vanity storage unit, tiled surrounds, towel rail radiator.

**KITCHEN** 14' 5" x 8' 9" (4.39m x 2.67m) Side aspect double glazed window, rear aspect double glazed doors to Conservatory, range of wall and base units with integrated built under oven, ceramic hob and hood over, integrated fridge, cupboard housing washing machine, sink and drainer unit, wood flooring, cupboard housing heating boiler.

**CONSERVATORY** 27' 2" x 13' 11" narrowing to 9' 7" (8.28m x 4.24m) Rear aspect double glazed windows and doors to south facing garden, wall mounted electric fire, two radiators

**LANDING** Side aspect double glazed Velux window, eaves storage access, doors to:

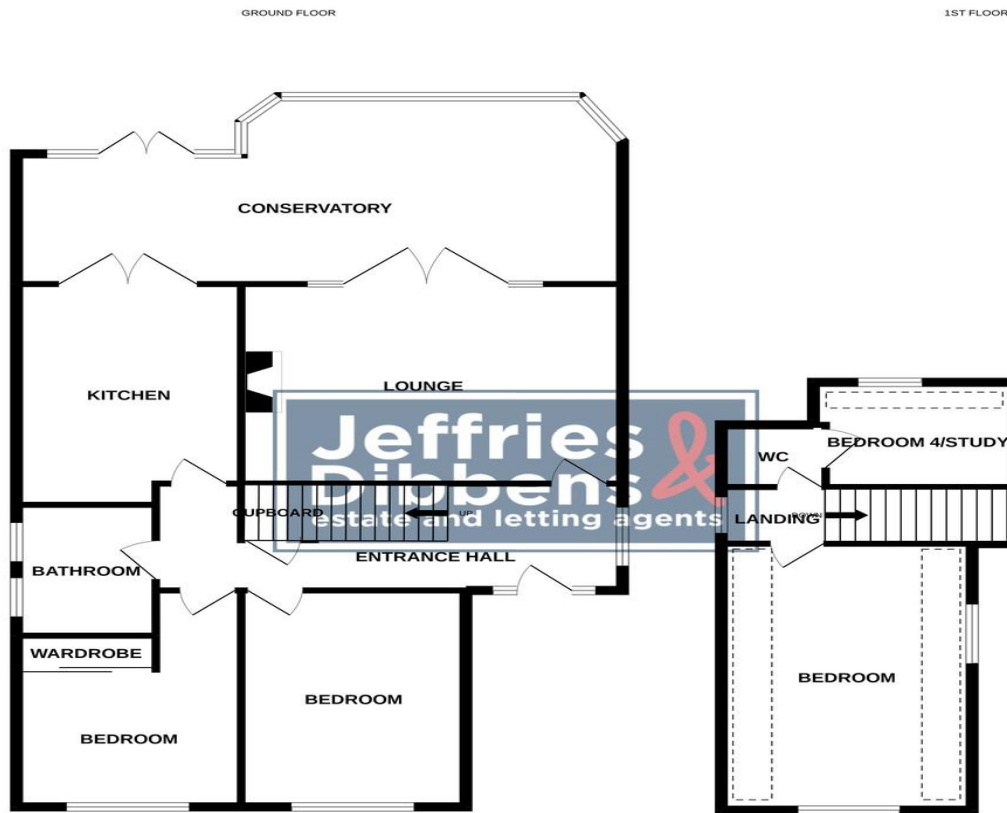
**BEDROOM** 19' 6" x 10' 6" (5.94m x 3.2m) Front and side aspect double glazed windows, radiator.

**WC** Low flush wc, vanity hand basin and storage, door to:

**BEDROOM 4/STUDY** Rear aspect double glazed Velux window, radiator, eaves access.

**GARDEN** South facing garden with lawn area, borders, paved patio area, storage shed/wood store, side pedestrian access, door to:

**GARAGE** 19' 7" x 9' 0" (5.97m x 2.74m) Up and over door, power and light.



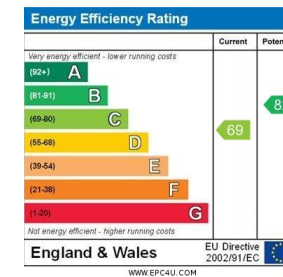
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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