

### **PROPERTY SUMMARY**

This three bedroom family home has a double extension the rear offering generous accommodation and is located within great school catchments and within walking distance to both the beach and the village. Featuring driveway parking for multiple vehicles, the property internally comprises an entrance hallway, a bright lounge/diner, a utility area leading through into the spacious kitchen/breakfast room which overlooks the well maintained rear garden. Upstairs, there is a large four piece bathroom suite and three well-proportioned bedrooms. Further benefits to this property include a single garage, gas central heating throughout and being very well presented throughout. Call us now in our Stubbington Office to book in your viewing today and avoid missing out.

















# **ENTRANCE HALL**

**LOUNGE/DINER** 22' 10" x 11' 3" (6.96m x 3.43m)

**UTILITY AREA** 8' 9" x 7' 8" (2.67m x 2.34m)

**KITCHEN** 12' 1" x 11' 2" (3.68m x 3.4m)

**BEDROOM** 16' 7" x 8' 3" (5.05m x 2.51m)

**BEDROOM** 12' 2" x 10' 4" (3.71m x 3.15m)

**BEDROOM** 8' 11" x 7' 6" (2.72m x 2.29m)

**BATHROOM** 11' 7" x 7' 5" (3.53m x 2.26m)

**OUTSIDE** 

**DRIVEWAY** 

**GARAGE** 

**REAR GARDEN** 

 GROUND FLOOR
 1ST FLOOR

 709 sq.ft. (65.8 sq.m.) approx.
 477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other items are approximate and on responsibility is taken for any error, 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**

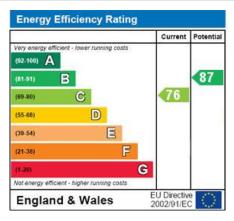
Freehold

### **COUNCIL TAX BAND**

Band D

#### **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



## **OFFICE ADDRESS**

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