



£355,000

1 Garnett Close

Stubbington, PO14 2HJ

PROPERTY SUMMARY

Offered with no forward chain, this two/three bedroom semi-detached house is situated on a fantastic corner plot, offering not only a great degree of privacy, but also potential to extend and improve subject to the relevant permissions. Within walking distance to Stubbington village and in good school catchment, the property comprises a wide and welcoming entrance hallway, two reception rooms with bay windows letting in heaps of natural light, a fitted kitchen with storage, a versatile sunroom to the rear, two double bedrooms with large storage cupboards in the master bedroom and a spacious family bathroom. With an internal garage, driveway parking and so much potential, this property is not to be missed so call us in our Stubbington Office today to book in your viewing and avoid missing out.





ENTRANCE HALL

RECEPTION ROOM/BEDROOM 3 11' 9" x 10' 9" (3.58m x 3.28m)

LOUNGE 15' 9" x 13' 9" (4.8m x 4.19m)

KITCHEN 13' 3" x 9' 9" (4.04m x 2.97m)

SUNROOM 8' 6" x 7' 7" (2.59m x 2.31m)

LANDING

BEDROOM 1 13' 5" x 11' 9" (4.09m x 3.58m)

BATHROOM 8' 5" x 6' 6" (2.57m x 1.98m)

BEDROOM 2 13' 5" x 8' 5" (4.09m x 2.57m)

OUTSIDE

FRONT GARDEN

DRIVEWAY PARKING

GARAGE 16' 2" x 8' 5" (4.93m x 2.57m)

REAR GARDEN

GROUND FLOOR

1ST FLOOR



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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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