

Situated close to Stubbington Village and within a popular road is this well presented link detached house offered for sale with no forward chain. The property boasts three well proportioned bedrooms, two bathrooms, front and rear gardens, driveway and a generously sized single garage.

The Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor, under stairs storage cupboard.

Lounge

14' 6" x 12' 4" (4.42m x 3.76m)

Bow window to front elevation, gas fire, doors to:



Dining Room

12' 4" x 10' 10" (3.76m x 3.30m)

Sliding doors to rear garden, door to:

Kitchen

12' 3" x 10' 2" (3.73m x 3.10m)

Window to rear elevation, fitted with a range of base cupboards and eye level units, sink unit with mixer tap, integrated eye level oven and electric hob with extractor hood over, space and plumbing for dishwasher and fridge freezer, door to:



Store Room

9' 8" x 6' 1" (2.94m x 1.85m)

Doors to garage & utility room.

Utility Room

9' 1" x 6' 11" (2.77m x 2.11m)

Window and door to rear garden, base cupboards, sink unit, space for fridge freezer, plumbing for washing machine, gas boiler to wall.

Garage

16' 3" x 9' 11" (4.95m x 3.02m)

Electric roller door, courtesy door to front, power and light connected.

Downstairs Shower Room

6' 8" x 5' 9" (2.03m x 1.75m)

Window to front elevation, low level WC, wash hand basin set in vanity unit, corner shower cubicle with mains shower.



First Floor Landing

Window to side elevation, airing cupboard housing hot water tank.

Bedroom One

13' 3" x 12' 5" (4.04m x 3.78m) plus wardrobe

Window to rear elevation, built in wardrobes.

Bedroom Two

12' 5" x 10' 3" (3.78m x 3.12m) plus wardrobe

Window to front elevation, built in wardrobes.

Bedroom Three

10' 2" x 10' 2" (3.10m x 3.10m) plus wardrobe

Window to rear elevation, built in wardrobe.

Bathroom

10' 2" x 6' 8" (3.10m x 2.03m)

Window to front elevation, close coupled WC, wash hand basin set in vanity unit, panelled bath with mixer tap and mains shower over with shower screen.



Outside

The rear garden is enclosed by wooden panelled fencing, laid to lawn with patio areas and established shrubs and planting. The front of the property has a driveway leading to the garage and a further area laid to lawn and raised beds.

Agent's Note

The property benefits from leased solar panels.





Tenure: Freehold

Council Tax Band: E

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

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£450,000

Canterbury Road, Stubbington, PO14 2LY

DRAFT DETAILS

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