

Situated in a popular location within Stubbington, close to local amenities and schools is this beautifully presented three bedroom chalet bungalow. The property benefits from two reception rooms, utility room and driveway providing ample off road parking.

The Accommodation Comprises:-
Obscured UPVC double glazed front door to:

Entrance Hall:-
Stairs to first floor, radiator.

Lounge:- 18' 2" x 10' 7" (5.53m x 3.22m) maximum measurements
UPVC double glazed bay window to front elevation, two radiators, electric fireplace, cupboard under stairs.

Dining Room:- 8' 1" x 7' 11" (2.46m x 2.41m)
UPVC double glazed window to front elevation, radiator.

Shower Room:- 5' 10" x 4' 10" (1.78m x 1.47m)
Obscured UPVC double glazed window to side elevation, corner shower unit with electric shower, wash hand basin set in vanity unit, close coupled WC with concealed cistern, chrome ladder style radiator.

Bedroom Three:- 10' 9" x 10' 6" (3.27m x 3.20m)
UPVC double glazed window to rear elevation, radiator.

Kitchen:- 9' 6" x 8' 0" (2.89m x 2.44m)
UPVC double glazed window to side elevation and door to utility room, inset spotlighting, fitted with a range of base cupboards and matching eye level units, worktops, one and a half bowl single drainer ceramic sink unit with mixer tap, integrated undercounter fridge, slimline dishwasher and washing machine, electric hob with extractor hood over, electric eye level double oven.

Utility Room:- 8' 1" x 6' 9" (2.46m x 2.06m)
Polycarbonate roof, UPVC double glazed windows to side elevations and door to rear garden, radiator, fitted with a matching range of base cupboards and worktop.

First Floor Landing:-
Radiator, access to loft space.

Bedroom One:- 13' 8" x 8' 2" (4.16m x 2.49m)
Two UPVC double glazed windows to rear elevation, radiator, eaves storage cupboard, opening to:

Cloakroom:- 7' 9" x 4' 10" (2.36m x 1.47m)
Close coupled WC, wash hand basin set in vanity unit, extractor fan, access to further eaves storage.

Bedroom Two:- 12' 11" x 8' 11" (3.93m x 2.72m)
UPVC double glazed window to front elevation, eaves storage cupboard.

Outside:-
The rear garden is a delightful feature of the home, laid to artificial turf for ease of maintenance, with patio area for entertaining, enclosed by wooden panelled fencing, with established planting to borders. Garage with power and light connected and curtesy door to garden. To the front of the property is a driveway providing off-road parking and area laid to shingle with further planting.

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Freehold
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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DRAFT DETAILS

£375,000
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