

Enjoying a prime position close to Stubbington Village is this exceptionally well presented and extended semi-detached bungalow. Having been tastefully modernised by the current owners, the property boasts a modern refitted kitchen, two bedrooms and delightful lounge with wood burner.

**The Accommodation Comprises**  
UPVC double glazed front door to:

**Entrance Hall**  
Cupboard housing meters, access to loft space with pulldown ladder, feature clad coats hanging area, tiled flooring, thermostat control to wall.

**Lounge** 15' 0" x 12' 2" (4.57m x 3.71m)  
UPVC double glazed half bay window to front elevation, flat coved ceilings, wood burning stove with Oak mantle and tiled hearth, custom built units into alcove, modern vertical style radiator.

**Kitchen** 19' 5" x 8' 9" (5.91m x 2.66m)  
Inset spotlighting, UPVC double glazed windows to front and rear and side elevations, refitted with a modern range of base and eye level units, worksurface over, five ring gas hob with extractor hood over, eye level double electric integrated oven, recess and plumbing for washing machine, larder fridge and separate freezer.

**Bedroom One** 12' 3" x 10' 11" (3.73m x 3.32m)  
Modern vertical style radiator, UPVC double glazed window to rear elevation, flat ceiling, wood panelling to feature wall.

**Bedroom Two** 9' 1" x 7' 8" (2.77m x 2.34m)  
Flat coved ceiling, UPVC double glazed window to front elevation, radiator, laminate flooring.

**Shower Room** 5' 10" x 5' 5" (1.78m x 1.65m)  
UPVC double glazed obscured window to side elevation, close coupled WC, wash hand basin set in vanity drawer unit with mixer tap, shower cubicle with main shower and additional rainfall shower head, tiled floor, tiled walls, ladder style radiator.

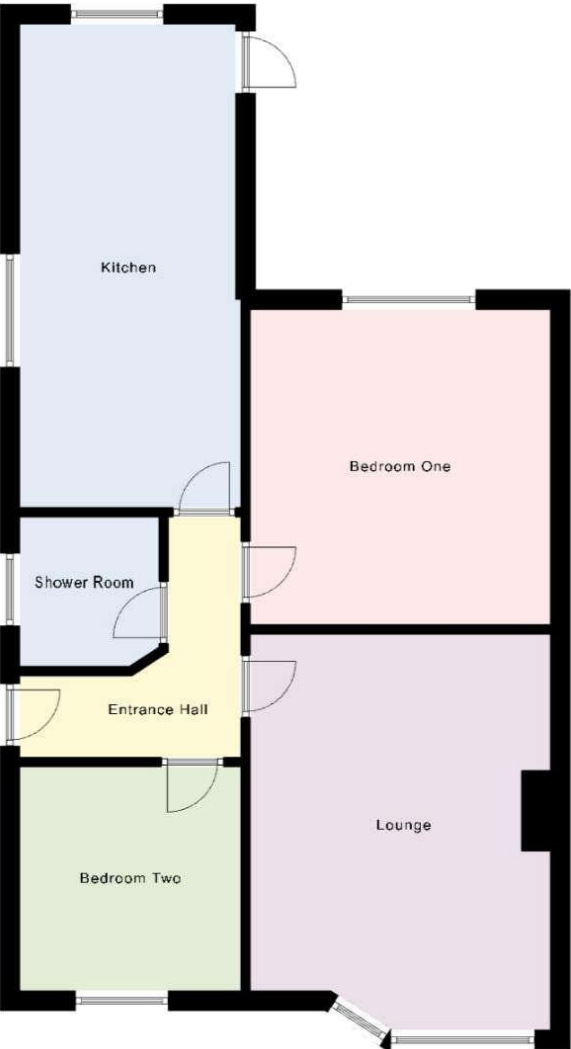
**Outside**  
To the front of the property there is off-road parking and a share driveway leading to the rear. The rear garden is delightful feature the home enclosed by wood panelled fencing, delightful flower borders, side pedestrian gate, wood store, Pergola with seating area below, paved pathway, gravel borders leading to the second part of the garden. A metal gate provides access to the rear end of the garden, sunken fishpond, storage shed, area laid to artificial grass and sitting area.

**General Information**  
Construction - Traditional Water Supply - Portsmouth Water Electric Supply - Mains Sewerage - Mains sewerage 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>

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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\*DRAFT DETAILS\*

£376,000  
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