

This EXTENDED end of terrace home is located in a popular area of Stubbington and enjoys a cul de sac location. The property benefits from a wider plot, ground floor side extension and no forward chain.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Hall

Stairs to first-floor, under stairs storage cupboard, radiator, consumer units to wall.

Lounge 16' 8" x 15' 0" (5.08m x 4.57m) maximum measurements

UPVC double glazed window and door to rear garden, two radiators, electric fireplace.

Kitchen 8' 4" x 7' 3" (2.54m x 2.21m)

UPVC double glazed windows front elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, one and a half bowl composite sink and drainer unit with mixer tap, combination boiler to wall, space and plumbing for washing machine and dishwasher, recess for tumble dryer, oven with gas hob, opening to:

Utility Room 9' 4" x 7' 0" (2.84m x 2.13m)

UPVC double glazed window to front elevation, radiator, space for fridge/freezer, door to:

Dining/Sitting Room 14' 5" x 12' 9" (4.39m x 3.88m)

UPVC double glazed windows to side and rear elevations, UPVC double glazed sliding door to rear garden, radiator.

Inner Hall

UPVC double glazed window to side elevation, access to loft space, door to:

Shower Room 6' 1" x 5' 2" (1.85m x 1.57m)

Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, corner shower cubicle, radiator.

Landing

Access to loft space, airing cupboard with hot water tank and slatted shelving.

Bedroom One 11' 11" x 8' 7" (3.63m x 2.61m) maximum measurements

UPVC double glazed window to front elevation, radiator, built-in wardrobe with mirrored sliding doors.

Bedroom Two 10' 5" x 7' 10" plus recess (3.17m x 2.39m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 7' 5" x 6' 11" (2.26m x 2.11m)

UPVC double glazed window to rear elevation, radiator.

Bathroom 6' 5" x 5' 11" (1.95m x 1.80m)

Obscured UPVC double glazed windows front elevation, panelled bath with mixer tap and shower connection, pedestal wash hand basin, close coupled WC, partly tiled walls, radiator.

Outside

The rear garden is enclosed by panelled fencing, laid to lawn with mature shrubs and trees, side pedestrian access via gates. To the front of the property is further small garden with lawn and storage shed.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply – Mains

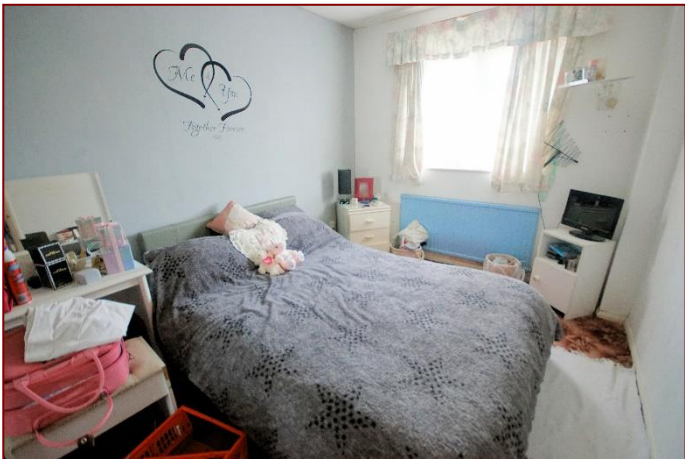
Gas Supply - Mains

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>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D



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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

£325,000
Bramham Moor, Stubbington, Fareham, PO14 3RU

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

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