

Ideally situated within a stone's throw from Stubbington village is this deceptively spacious three bedroom detached property benefiting from light and airy living accommodation. The property provides three well proportioned bedrooms, ample off-road parking and turning area, offered with no forward chain.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch
Door to:

Entrance Hall
Stairs to first floor, storage cupboard, radiator.

Cloakroom
UPVC double glazed window to front elevation, close coupled WC, wash hand basin.

Kitchen 12' 0" x 9' 6" (3.65m x 2.89m)
UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurfaces, one and a half bowl sink and drainer unit with mixer tap, integrated dishwasher, fitted gas hob, eye level double oven, recess and plumbing for washing machine, newly installed boiler, double glazed door to:

Rear Porch
UPVC double glazed window and door to garden, space for additional appliances, freezer to remain.

Dining Room 15' 9" x 9' 7" (4.80m x 2.92m)
Double glazed patio door to rear garden, radiator, coved ceiling, arch to:

Lounge 15' 8" x 11' 5" (4.77m x 3.48m)
UPVC double glazed window to front elevation, radiator, fireplace with inset electric fire, coved ceiling.

Landing
Access to loft space, cupboard housing hot water tank.

Bedroom One 15' 9" max x 11' 5" (4.80m x 3.48m)
UPVC double glazed window to front elevation, range of built-in wardrobes, over bed storage, dressing table and bedside cabinets, radiator, coved ceiling.

Bedroom Two 15' 9" x 9' 7" (4.80m x 2.92m)
UPVC double glazed window to rear elevation, radiator, coved ceiling.

Bedroom Three 9' 7" x 8' 7" (2.92m x 2.61m)
UPVC double glazed window to rear elevation, radiator, built-in wardrobe, coved ceiling.

Bathroom 11' 11" x 6' 6" (3.63m x 1.98m)
Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, separate shower cubicle, coved ceiling.

Outside
Double opening five bar gates give access onto a large gravel driveway which provides ample off-road parking and turning facilities, further gates and fencing divide the driveway to the rear garden. The rear garden are enclosed by fencing and mainly paved for ease of maintenance. To the front of the property there is a further courtyard garden, enclosed by wall and fencing, gate and path leading to the front door.

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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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£399,950

Titchfield Road, Stubbington, Fareham, PO14 2JH

DRAFT DETAILS

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THE INDEPENDENT ESTATE AGENT

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