



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions



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**2 Bed
Bungalow - Semi Detached
located in Stubbington**



**15 Queens
Crescent
Stubbington
Fareham
PO14 3DP**

Asking Price £325,000
Freehold



<https://checker.ofcom.org.uk/>

The vendor has experienced no flooding in the past 5 years

The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself

<https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>

A well presented two bedroom bungalow situated within a short walk to the village centre. This bungalow offers two bedrooms, lounge, kitchen, shower room and conservatory. Outside the property has a fully enclosed rear garden, and landscaped frontage. This property is offered with no forward chain! Call our friendly team today in Stubbington 01329 665700.

Front Door

Into:

Entrance Hallway

Access to meters and loft void, radiator.

Lounge

12'9 x 11'0 (3.89m x 3.35m)

PVCu double glazed french doors open to conservatory, radiator, this room used to be bedroom 1.

Kitchen

10'0 x 8'8 (3.05m x 2.64m)

PVCu double glazed window to side elevation, re-fitted range of wall and base/drawer units with work surface over, inset sink, plumbing for washing machine, electric oven with hood over, access to boiler, rear door open to:

Conservatory

Constructed from brick under a poly-carbonate roof, patio doors to rear garden, PVCu elevations, space for a utility area for fridge/freezer or washing machine etc.

Bedroom 1

13'7 x 12'2 (4.14m x 3.71m)

PVCU double glazed window to the front elevation and radiator.

This used to be the lounge.

Bedroom 2

9'0 x 7'6 (2.74m x 2.29m)

PVCuDouble glazed window to the front elevation and radiator.

Shower Room

Suite comprising an enclosed shower cubicle, wash hand

basin, WC, heated towel radiator. There is a fitted Mira shower within the cubicle and shower tiling. PVCu double glazed window to side elevation.

Outside

Front Garden

A landscaped frontage which could be converted into a hard standing for parking.

Rear Garden

A fully enclosed rear garden mainly laid to lawn with further area laid to patio, access to side gate.

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Queens Crescent

Standard construction, heating source - Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : C

Broadband & Mobile coverage unknown you should though

satisfy yourself on availability and speeds through



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

