

GROUND FLOOR



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

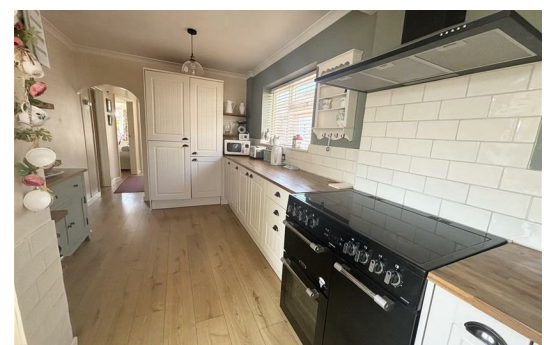
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**2 Bed  
Bungalow - Semi Detached  
located in Stubbington**



**48 Queens  
Crescent  
Stubbington  
Fareham  
PO14 3QG**

Asking Price £350,000

Freehold



**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.

A much improved and extended two bedroom semi detached bungalow with a private enclosed rear garden. The property benefits from re-fitted extended kitchen, re-fitted bathroom, two bedrooms and lounge. Outside there is potential for a driveway on the frontage leading to a detached garage and log cabin with power in the rear garden. This bungalow is only a short walk into Stubbington Village and sure to attract a lot of interest call Chambers today to book an internal viewing 01329 665700.

**Front Door**

Into:

glazed window to side elevation, WC, vanity wash basin, panel bath with shower head over, fully tiled.

**Entrance Hall**

Access to loft, meters, radiator. Oak doors to:

**Outside**

**Front**

Currently a brick frontage laid to lawn with shrubs. This could be converted into a paved driveway like several of the neighbours to provide off road parking. Leading to:

**Lounge**

16'7" x 12'4"

Skimmed ceiling, chimney breast with an electric log burner currently featured by the present owners, television point, bay window to front elevation, radiator, shelving.

**Detached Garage**

17'8" x 9'6"

Double doors, power and light, window to rear and side, personal side door into rear garden.

**Kitchen**

17'5" x 9'5"

Extended re-fitted kitchen with wall and base/drawer units with work surface over, space for range cooker, plumbing for washing machine, integrated fridge/freezer, inset sink, partly tiled, PVCu double glazed windows to side and rear elevations with patio door open to rear garden.

**Rear Garden**

A fully enclosed private rear garden mainly laid to lawn with a patio area, raised beds, side gate, shrub borders.

**Bedroom 1**

12'10" x 11'4"

Skimmed ceiling, PVCu double glazed window to rear elevation, radiator.

**Log Cabin**

12'6" x 8'11"

Double doors, window, insulated, power and light. Great space for a home office or craft room.

**Bedroom2**

9'3" x 7'8"

Skimmed ceiling, PVCu double glazed window to front elevation, radiator.

**48 Queens Crescent**

Standard construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage Southern Water). Council Tax C. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk>

**Bathroom**

Suite comprising a re-fitted bathroom with PVCU double

The vendor has experienced no flooding issues and is not aware of any planning applications that will impact their property, you should though visit Fareham Borough Councils planning portal to satisfy yourself.



The Energy Efficiency Rating chart shows a current rating of 'A' (92 plus) and a potential rating of 'A' (92 plus). The location map shows the property is situated on May's Ln, Stubbington, near the B3334 road.

