

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**



**98 Cuckoo Lane
Stubbington
Fareham
PO14 3DA**

Asking Price £330,000
Freehold



This two bedroom extended bungalow is situated in Stubbington, within walking distance to both the beach and the village and is offered with NO FOWARD CHAIN and in need of modernisation. The property comprises of a hallway, lounge, kitchen/dining room, conservatory, two bedrooms and a bathroom. Other benefits include a new combi-boiler(Nov 23), paved driveway for several cars leading to further parking under a car port, a beautiful larger then average south facing rear garden as well as an extended garage. Call us now on 01329 665700 to get more details and book in your viewing.

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>

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.

Entrance Hall

Accessed via a UPVC front door, wood parque flooring, radiator.

Lounge

13'7" x 12'2"

Double glazed bow window to front elevation, fitted gas fire, radiator.

Bedroom One

12'5" x 10'11"

Winodw to rear elevation, storage cupboard, radiator.

Bedroom Two

9'0" x 7'8"

Double glazed window to front elevation, radiator.

Family Bathroom

Double glazed window to side elevation, white suite comprising of panel bath with shower attachment over, pedestal wash hand basin, low level WC, radiator.

Kitchen/Breakfast Room

16'7" x 9'0"

Double glazed window to side elevation, sliding patio doors and further window over looking rear garden, range of wall and base cupboard/drawer units, inset sink unit, space for cooker, plumbing for washing machine, space for fridge freezer, wall mounted Worcester boiler (we understand from the sellers it was replaced in 2023), open access to:

Conservatory

9'7" x 8'3"

Sliding patio doors and additional window over looking rear garden, poly-carbonate roof with opening, radiator.

Rear Garden

Area immediately laid to patio, a generous main area laid to lawn with flower and shrub beds, ornamental fish pond, fully enclosed with a South facing aspect, greenhouse and summerhouse.

Parking

A generous driveway offering ample parking leading to timber vehicular gates offering privacy in the garden, leading to a car port with further parking.

Garage/Office

14'11" x 9'3"

An extended garage with windows to side elevations, up and over door, power, further door to office room.

Office Room 2.87cm x 1.67cm

Cuckoo Lane

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

Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <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



The Energy Efficiency Rating chart shows a current rating of 71 (D) and a potential rating of 86 (B). The chart includes categories from A (92+) to G (1-20). The location map shows the property at 98 Cuckoo Lane, Stubbington, Fareham, PO14 3DA.

