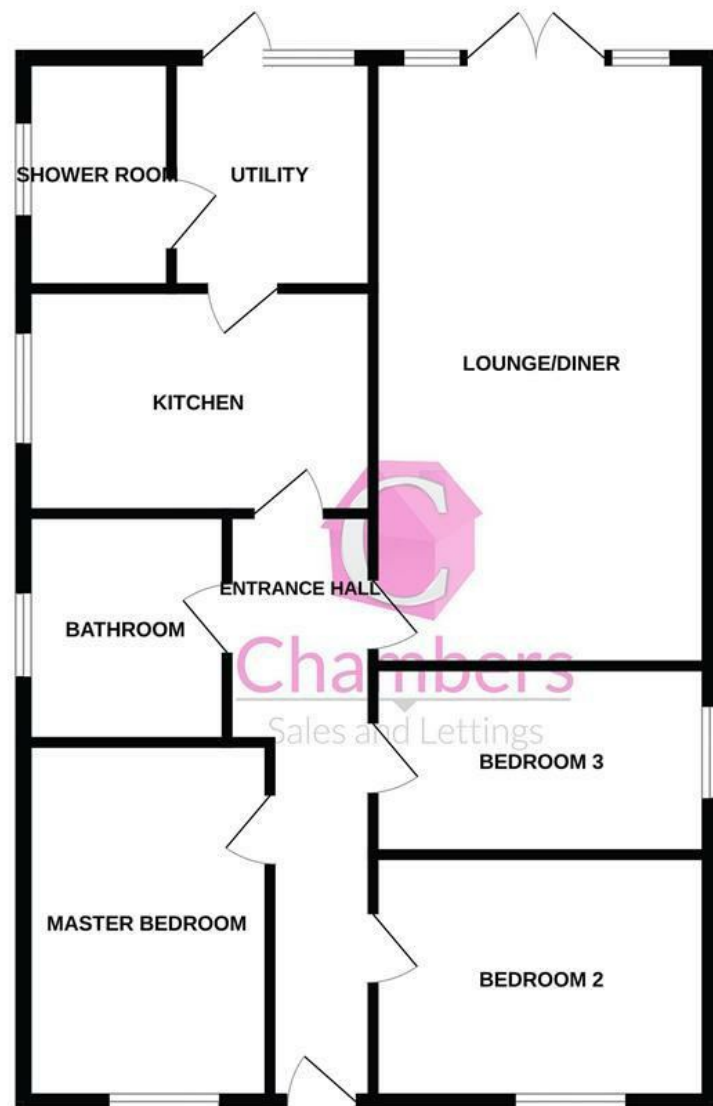


GROUND FLOOR



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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15
Fay Close
Stubbington
Fareham
Hampshire
PO14 2RS



01329665700

Stubbington

15 Fay Close Stubbington Fareham PO14 2RS

Asking Price £469,950
Freehold

 3
  2
  1
  D

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.

Fay Close

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 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 beautifully extended and very well presented three bedroom bungalow with fitted wooden shutters to the front, situated in a Cul-De-Sac location within walking distance to the village with its array of shopping and other amenities. The property comes with a very short forward chain has large lounge/dining room overlooking the private west facing rear garden, re-fitted kitchen and utility room, family bathroom and further shower room, with driveway parking and garage, potential for loft conversion. Sure to attract a lot of attention an early viewing is essential to avoid disappointment.

Front Door

Into

Entrance Hallway

Skimmed ceiling, access to roof void (boarded, light and replacement boiler), radiator. Doors to:

Lounge/Dining Room

20'9" x 12'11"

Skimmed ceiling, French style doors to rear garden (electric awning over), feature fire surround with fitted fire, 2 x radiators.

Kitchen

10'4" x 9'11"

Skimmed ceiling with LED lighting, window to side elevation, re-fitted range of modern wall and base units with Quartz work surface over and inset 1 1/2 bowl sink with mixer tap, built in dishwasher, washing machine and fridge/freezer, integrated oven, combination microwave oven and hood over, .

Utility Room

7'10" x 5'8"

Skimmed ceiling with LED lighting, door to rear garden, fitted larder style cupboards, space for tumble dryer, radiator.

Shower Room

7'10" x 4'1"

Skimmed ceiling with LED lighting, window to side elevation, double shower cubicle, W.C with concealed cistern, wash hand basin with vanity storage, heated towel rail.

Bedroom 1

12'5" x 10'11"

Skimmed ceiling, window to front elevation with wooden shutter, fitted wardrobes, bedside cabinets and storage cupboard, radiator.

Bedroom 2

10'5" x 9'0"

Skimmed ceiling, window to front elevation with fitted wooden shutter, fitted wardrobes, radiator.

Bedroom 3

9'1" x 8'0"

Skimmed ceiling, window to side elevation with wooden shutters, radiator.

Family Bathroom

6'10" x 5'11"

Skimmed ceiling, window to side elevation, suite comprising P shaped bath with independent shower over, pedestal wash basin, W.C, fitted storage cupboard, complimentary tiling, heated towel rail.

Outside

Driveway

For 2/3 cars. Leading to:

Garage

15'11" x 8'1"

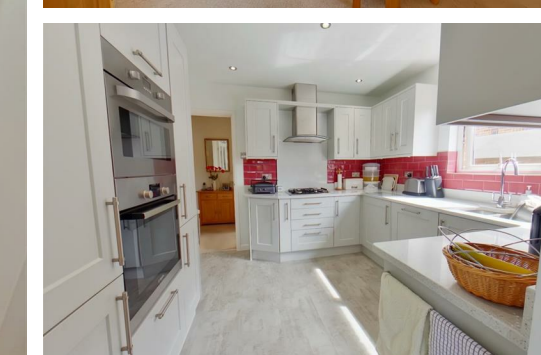
Up and over door, power and light, personal door to rear garden.

Rear Garden

A fully enclosed rear garden with private westerly aspect, areas laid to lawn with borders and Indian Sandstone patio, outside tap and lighting with side pedestrian gateway, further area directly behind garage ideal for garden sheds and storage.

Potential Loft Conversion

Due to the construction of these particular bungalows, there is potential for converting the loft into more living space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	81
EU Directive 2002/91/EC			