

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

Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersstateagency.com/>



**3 Bed
House - Detached
located in Hill Head**



**53 Carisbrooke
Avenue
Hill Head
Fareham
PO14 3DD**

Asking Price £545,000
Freehold



to lawn with flower borders, raised garden pond, 2 x garden sheds, outside light and tap, pedestrian access both sides of the property.

53 Carisbrooke Avenue

Traditional construction under a tiled roof, extension further traditional construction under a fibreglass roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax E. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk> The vendor has experienced no flooding issues and is not aware of any planning applications that will impact the property, you should though visit Fareham Borough Councils planning portal to satisfy yourself.

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 very well presented three bedroom detached residence with larger than average southerly aspect garden, offering lots of potential to extend and situated within a short walk to the beach. The property with no forward chain offers versatile accommodation comprising Lounge open to Dining room overlooking the rear garden, kitchen, downstairs cloakroom and ground floor bedroom, with two double bedrooms and re-fitted family shower room to the first floor. Outside there is a front garden and driveway for three cars leading to garage with electric up and over door, access to both sides of the garden and landscaped rear garden.

Front Door

Into:

Entrance Hallway

Skimmed ceiling, access to under stairs storage cupboard, radiator. Doors to:

Lounge

21'4" x 11'7"

Textured coved ceiling, 2 x windows to side elevations, feature stone fireplace, 2 x radiators. Open to:

Dining Room

17'9" x 8'0"

Textured ceiling, patio doors to rear garden, 2 x windows to rear garden, 2 x windows to side elevations, 2 x radiators.

Downstairs Bedroom

Coved ceiling, window to front and side elevation, fitted wardrobe, radiator.

Kitchen

15'9" x 8'11"

Skimmed ceiling, door to side access, windows to front and side elevations, fitted range of wall and base units with work surface over inset sink with mixer taps, plumbing for washing machine, space for slot in cooker and fridge/freezer, built in larder cupboard housing boiler.

Downstairs Cloakroom

9'3" x 3'5"

Coved ceiling, window front elevation, W.C, wash hand basin with vanity storage, radiator.

First Floor Landing

Skimmed ceiling, access to roof void, access to double door airing cupboard housing hot tank. Doors to:

Bedroom 1

18'2" x 11'8"

Textured ceiling, window to rear elevation, built in wardrobes and access to eaves, radiator.

Bedroom 2

12'8" x 8'10"

Textured ceiling, window to front elevation, built in double wardrobe, radiator.

Family Shower Room

9'6" x 5'6"

Skimmed ceiling, window to front elevation, fitted suite comprising Quad shower cubicle, vanity basin with storage below, W.C, radiator incorporating heated towel rail.

Outside

Front Garden

A reasonable area of lawn and flower borders.

Driveway

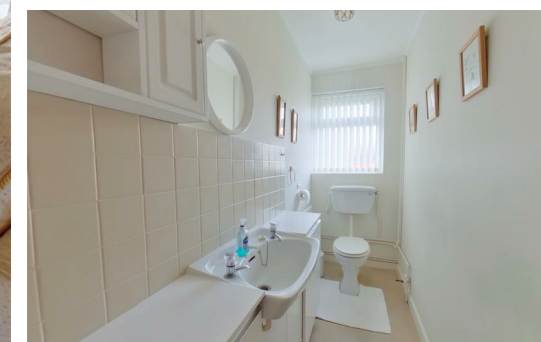
Offering off road parking for three cars. Leading to:

Garage

Electric up and over door.

Rear Garden

A larger than average garden with southerly aspect, mainly laid



Energy Efficiency Rating

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 EU Directive 2002/91/EC

MEON
HILL HEAD
STUBBINGTON
B3334
Stubbington Ln

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