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43
East House Avenue
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Stubbington

**43 East House
Avenue
Stubbington
Fareham
PO14 2SB**

Asking Price £322,995
Freehold

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A very well presented three bedroom semi detached property ideally situated for school catchments and the village. The property is on a corner plot offering off road parking for two or three cars with garage and driveway, but subject to planning could be extended. Currently there are three bedrooms, two receptions, kitchen, re-fitted family shower room and there is a enclosed rear garden with pedestrian access to the garage. Arrange an early viewing with our popular Stubbington team on 01329 665700.

Front Door

Into:

Entrance Hallway

Textured ceiling, access to understairs storage cupboard, laminate flooring, radiator. Doors to:

Lounge

13'4" x 10'9"

Skimmed covered ceiling, patio doors to rear garden, laminate flooring, radiator.

Dining Room

9'8" x 8'6"

Textured covered ceiling, window to rear elevation, serving hatch to kitchen, radiator.

Kitchen

9'9" x 8'4"

Skimmed covered ceiling, window to front elevation, fitted range of wall and base units with work surface over, inset 1 1/2 bowl sink with mixer taps, plumbing for washing machine, space under counter for fridge and freezer, built in oven, hob and hood, laminate flooring.

First Floor Landing

Textured ceiling, window to front elevation, access to airing cupboard, access to roof void. Doors to:

Bedroom 1

13'10" x 8'5"

Textured ceiling, window to rear elevation, fitted wardrobes, radiator.

Bedroom 2

13'5" x 5'4"

Textured covered ceiling, window to rear elevation, radiator.

Bedroom 3

10'5" x 5'2"

Textured covered ceiling, window to rear elevation, radiator.

Family Shower Room

8'5" x 5'8"

Skimmed ceiling, window to front elevation, re-fitted suite comprising double shower cubicle, vanity basin and storage, w.C, fully tiled walls and flooring, heated towel rail.

Outside

Front Garden

Laid to lawn with borders.

Side Frontage

The property is situated on a corner plot and this area is currently utilised as additional tarmac parking. Agents Note: Subject to planning the side frontage could be used to extend the existing house.

Rear Garden

A fully enclosed rear garden with areas laid to lawn and patio, 2 x garden sheds, side pedestrian access, personal door into garage.

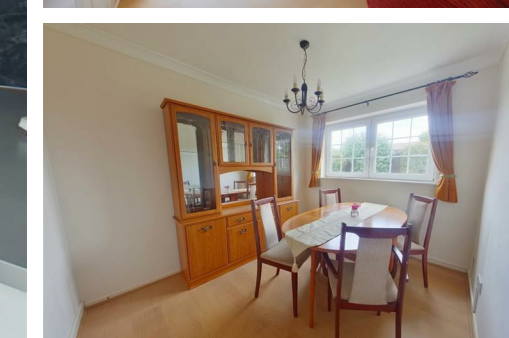
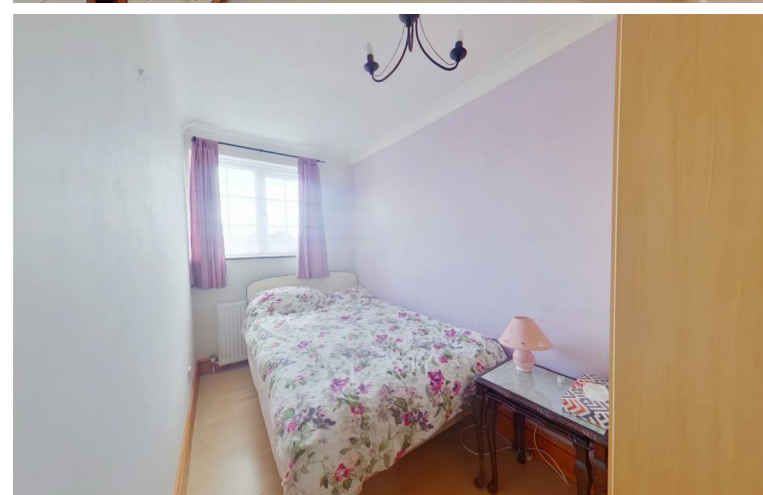
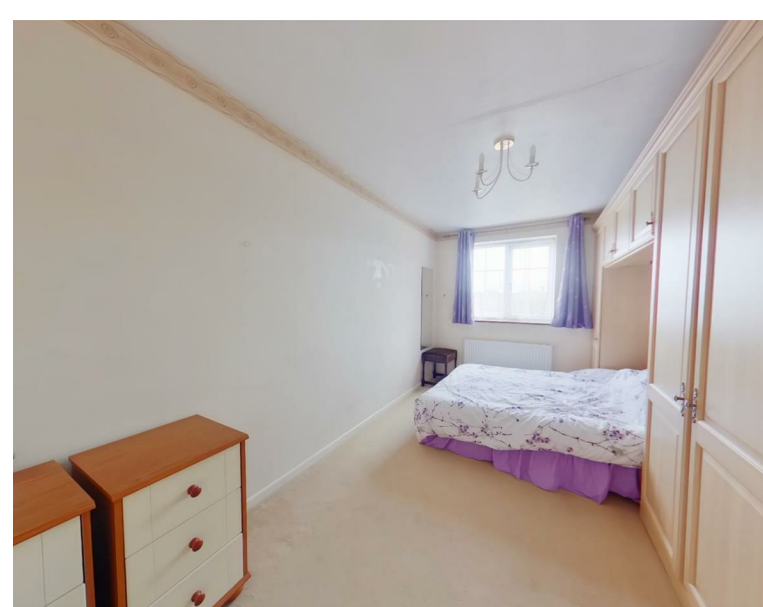
Driveway

Offering off road parking.

Garage

16'0" x 7'11"

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		84
B (81-91)			
C (69-80)		69	
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC

