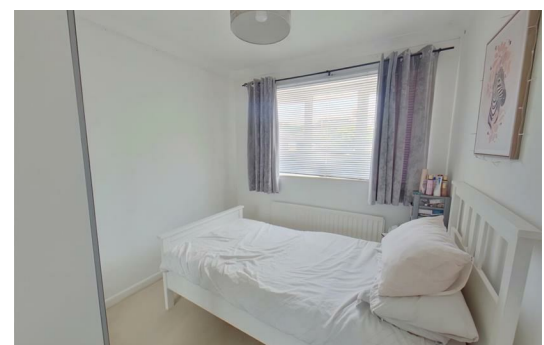


GROUND FLOOR



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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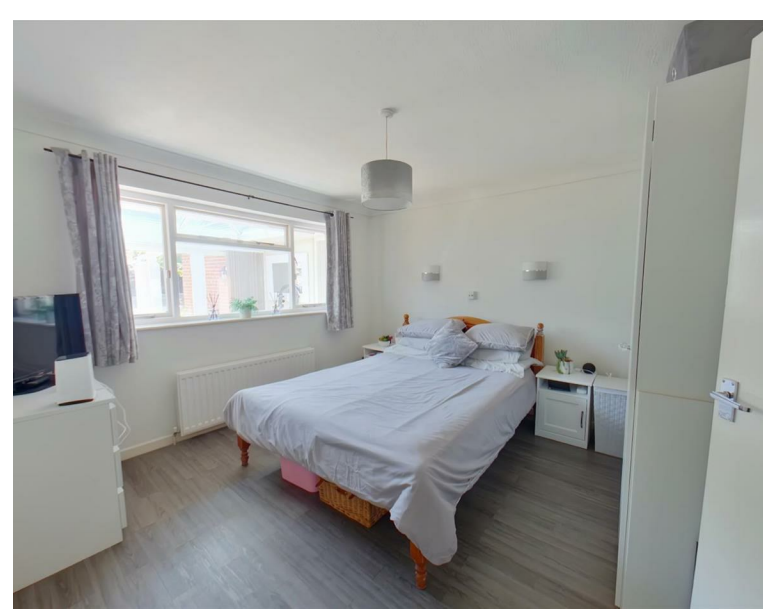
Stubbington

**1a St Marys Road
Stubbington
Fareham
PO14 2HP**

Asking Price £410,000
Freehold

 3
  2
  2
  D

A deceptive in size three bedroom detached bungalow with the advantage of an En-suite to one of the bedrooms, conservatory, two receptions, kitchen, private rear garden as well as own driveway with ample parking and garage. This property also benefits no forward chain and situated within walking distance to Stubbington Village. An early viewing is essential to fully appreciate the size of the accommodation on offer.



Front Door

Into:

Porch

Skimmed ceiling, vinyl tiled flooring, glazed door into:

Entrance Hall

Textured ceiling, access to loft, radiator, access to large storage cupboard, airing cupboard. Doors to:

Kitchen

11'6" x 8'9"

Textured ceiling, PVCu double glazed window to front elevation and patio door to side, range of wall and base/cupboard/ drawer units with work surface over, one and half bowl sink with mixer taps, space for fridge/freezer, space for oven with hood over, plumbing for washing machine.

Lounge

18'0" x 12'2"

Textured coved ceiling, PVCu double glazed window to rear elevation, two radiators, featured stone fireplace, television point. Doors into:

Dining Room

11'6" x 8'9"

Textured ceiling, window to rear elevation, radiator.

Conservatory

19'7" x 7'6"

Sliding patio doors into rear garden with skylight glass roof. Into:

Inner Hall

Bedroom 1

11'10" x 8'2"

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

En-suite

Textured ceiling, window to side elevation, radiator, suite comprising shower cubicle with electric shower, WC, wash basin.

Bedroom 2

12'0" x 11'3"

Textured ceiling, window to rear elevation, radiator.

Bedroom 3

8'9" x 8'0"

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

Bathroom

Textured ceiling, PVCu double glazed window to front elevation, suite comprising panelled bath with mixer taps and independent shower over, tiled, extractor fan, WC, wash basin.

Outside

Front Driveway

A large frontage mainly paved with a brick wall and gate leading to front door, side gates offering access down both sides, a paved area with ample parking in front of the garage.

Garage

Integral garage, power and light, personal side door.

Rear Garden

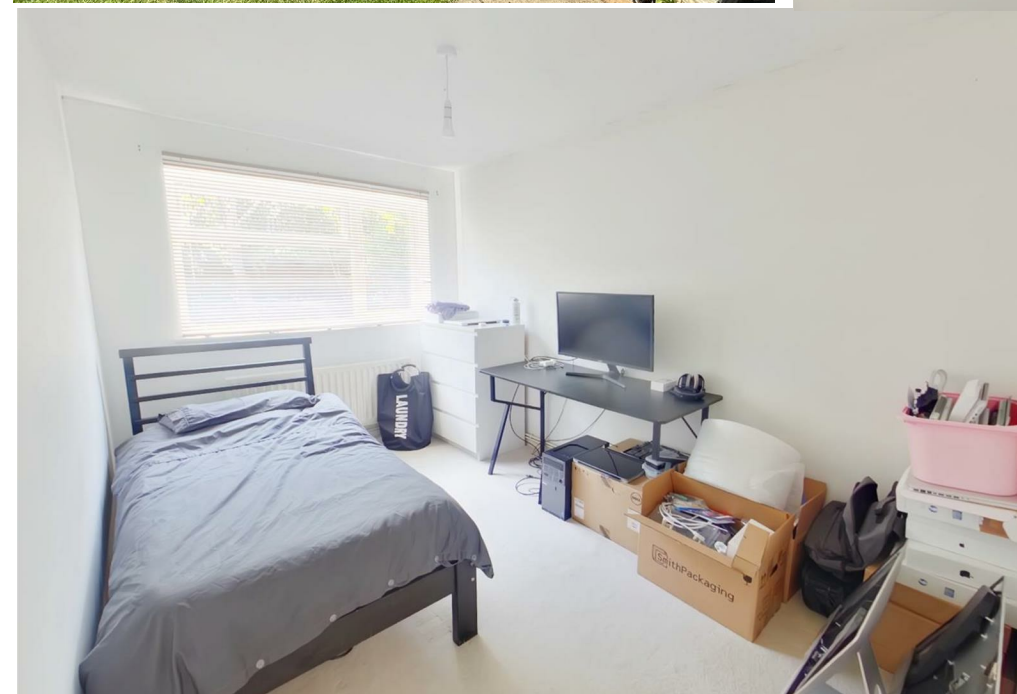
A fully enclosed private south facing garden mainly laid to lawn with patio and pergola over, green house, mature borders.

St Marys Road

Standard construction under a tiled 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 their 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

