Ground Floor

Approx. 35.4 sq. metres (380.8 sq. feet)

Kitchen
3.00m x 2.23m
(9'10" x 7'4")

Lounge/Diner
4.38m x 3.54m
(14'4" x 11'8")

Porch
1.18m x 2.00m
(3'11" x 6'7")
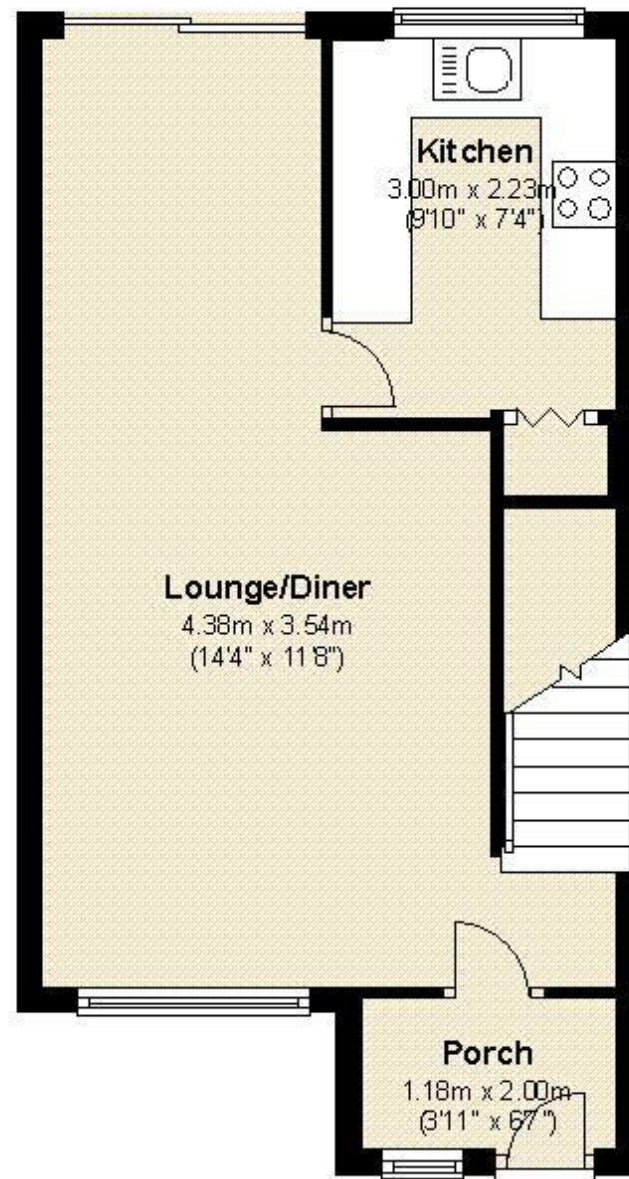
Total area: approx. 67.8 sq. metres (729.4 sq. feet)

**20
Hawk Close
Stubbington
Fareham
Hampshire
PO14 3SW**

Chambers
Sales and Lettings

01329665700

Stubbington

20 Hawk Close
Stubbington
Fareham
PO14 3SW

£289,950
Freehold

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This well presented three bedroom house is situated in a Cul-De-Sac location convenient to the beach, local shops and schools. The accommodation comprises of a lounge/dining room, fitted kitchen, bathroom, rear garden and a garage in a block. The property also benefits from having gas central heating and double glazing. The property is offered with no forward chain! Ideal for first time buyers. Call Chambers today for an internal viewing 01329 665770.

Porch
Front Door into porch with further internal door open to:

Lounge/Dining Room
14' 4 x 11' 8 (4.37m x 3.56m)
Skimmed ceiling with inset down lights, PVCu double glazed window to front elevation, radiator, carpet as fitted, wall lights, PVCu double glazed patio doors to rear garden.

Kitchen
Skimmed ceiling with inset down lights, PVCu double glazed window to rear aspect, fitted range of wall and base units with chrome door ware including glass display units with lighting. Rolled edge granite effect work surfaces with complimentary tiling above. One and a half bowl stainless steel sink unit with mixer tap, built in Neff oven, inset Neff 4 ring gas hob, extractor fan above, large understair storage cupboard, wall mounted boiler. Laminate flooring.

First Floor Landing
Skimmed ceiling, access to loft void, doors to:

Bedroom 1
14' 4 x 8' 4 (4.37m x 2.54m)
Skimmed plastered ceiling with inset down lights, PVCu double glazed lead light effect window to front aspect, radiator, carpet as fitted, wall lights, built in three door mirrored wardrobe.

Bedroom 2
9' 9 x 8' 4 (2.97m x 2.54m)Skimmed ceiling with inset downlights, UPVC double glazed window to rear aspect, radiator, carpet as fitted.

Bedroom 3
9' 1 x 6' 2 (2.77m x 1.88m)
Skimmed ceiling with inset downlights, UPVC double glazed window to front aspect, radiator, carpet as fitted, built in cupboard with shelving.

Bathroom
Skimmed ceiling with inset downlights, suite comprising PVC uobscure glazed window to rear aspect, radiator, ceramic tiled flooring, low level WC, panelled bath with mains shower over, pedestal hand wash basin, tiled to principle areas.

Outside

Front Garden
Mainly laid to lawn with shrub borders, pathway to UPVC double glazed front door.

Rear Garden
A fully enclosed rear garden mainly laid to lawn, path leading to rear gated entrance, patio area.

Garage
A garage with up and over door located in a near by block in the road.

Disclaimer
Please note our Photographs show the property pre-tenancy.

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.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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

STUBBINGTON
HILL HEAD
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