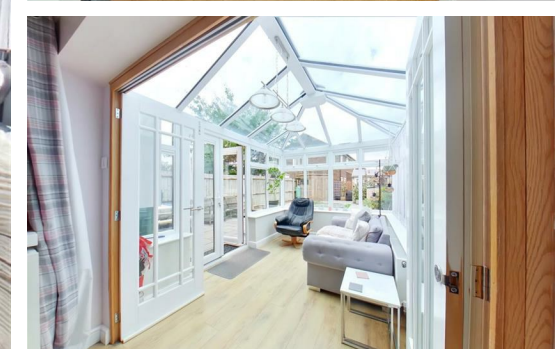
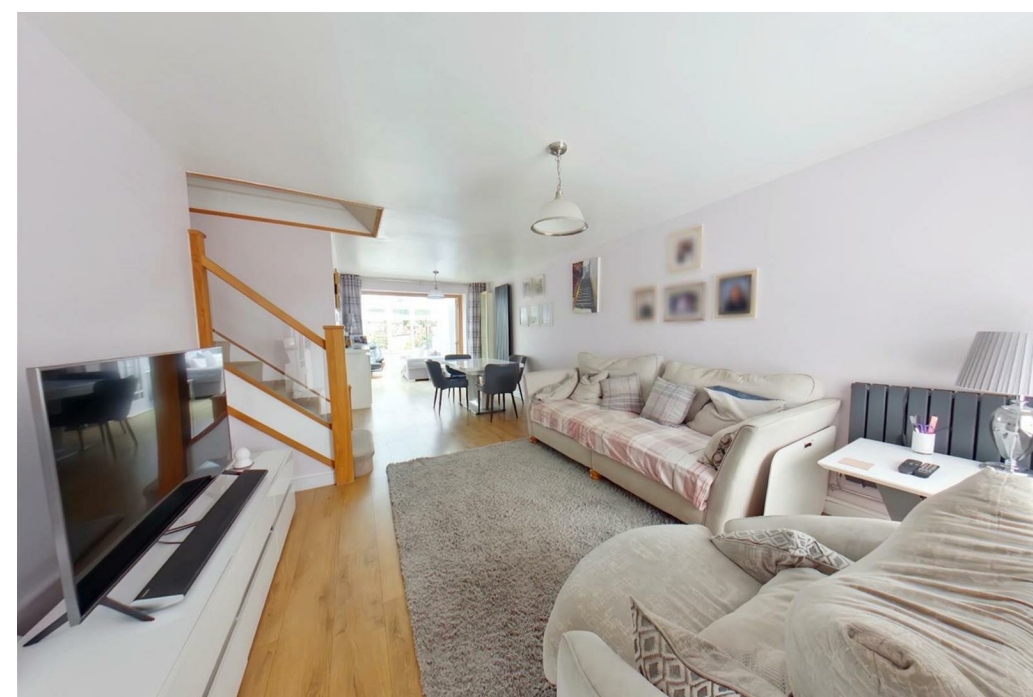


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



**2 Fury Way  
Hill Head  
Fareham  
PO14 3RN**

£399,950  
Freehold

 3
  1
  2
  D

A beautifully presented three bedroom semi detached house, benefitting from resin driveway, utility room and downstairs cloakroom. The property, situated conveniently for the village, school catchments and Hill Head beach, has re-fitted kitchen and bathroom with separate tiled shower cubicle, useful larger than average conservatory with glass roof and landscaped rear garden. Call a member of our friendly team today to reserve you viewing appointment.

**Front Door**

Into:

**Entrance Porch**

Skimmed ceiling, laminate flooring. Door to:

**Lounge**

**22'9" x 11'9" nar 9'3"**

Skimmed ceiling, window to front elevation, laminate flooring, feature staircase, 2 x feature radiators and further vertical radiator. Double doors to:

**Conservatory**

**10'4" x 7'7"**

Constructed from brick and double glazed elevations under a glass roof, French style doors to garden, laminate flooring, radiator.

**Kitchen**

**10'6" x 9'0"**

Skimmed ceiling, window to rear elevation, re-fitted range of modern wall and base units with work surface and upstands over, inset 1 1/2 bowl sink with mixer tap, cooker range, integrated fridge/freezer and dishwasher, boiler concealed behind cupboard door.

**Utility Room**

**8'10" max x 7'10" max**

Skimmed ceiling, personal door to garage/store, plumbing for washing machine, double larder cupboard.

**Downstairs Cloakroom**

Skimmed ceiling, extractor fan, W.C, wash hand basin with vanity storage.

**First Floor Landing**

Skimmed ceiling, access to roof void. Doors to:

**Bedroom 1**

**11'10" x 10'3" min**

Skimmed ceiling, window to front elevation, fitted range of built in wardrobes, access to airing cupboard with radiator, radiator.

**Bedroom 2**

**11'10" min x 9'2" min**

Skimmed ceiling, window to rear elevation, alcove ideal for wardrobes, radiator.

**Bedroom 3**

**8'1" x 7'3"**

Skimmed ceiling, window to front elevation, radiator.

**Family Bathroom**

**8'0"x 5'7"**

Skimmed ceiling, window to rear elevation, re-fitted suite comprising bath tub with central tab filler, separate tiled shower cubicle, W.C, wash basin with vanity storage, heated towel rail.

**Outside**

**Driveway**

An attractive resin driveway with brick walling to one side. Leading to:

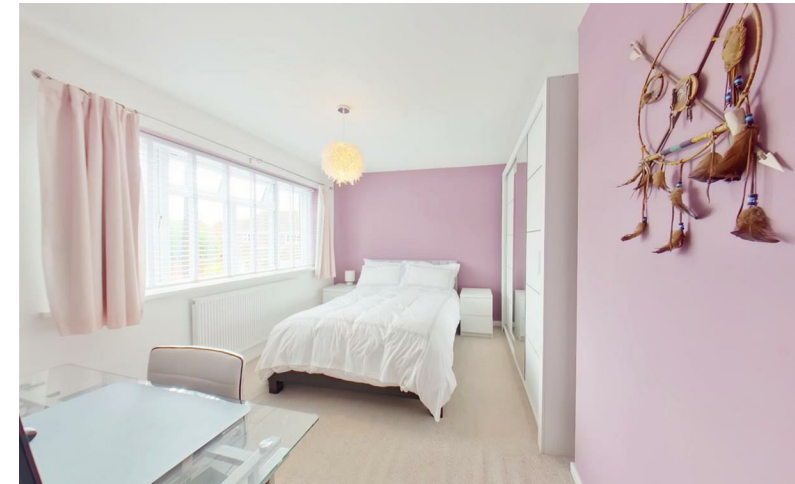
**Garage/Store**

**9'4" x 8'0"**

Electric roller door, power and light, personal door into utility.

**Rear Garden**

A fully enclosed rear garden with a degree of privacy, mainly laid to lawn with borders, further area laid to patio and space for garden sheds, outside light and tap, pedestrian gateway



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(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	

