



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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Hill Head
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Stubbington

**134 Old Street
Hill Head
Fareham
PO14 3HQ**

Asking Price £489,995
Freehold

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  D



A very well presented detached property situated in a favoured Hill Head location, convenient for the beach as well as village and school catchments. The property has been much improved in recent years with re-fitted kitchen/dining room and bathroom, replacement boiler and more recently a beautiful landscaped rear garden. There is the benefit of double width driveway parking and partially converted garage providing a handy utility area. View today to avoid disappointment!

Driveway
Offering double width off road parking. Leading to:

Garage
The garage has been split into two separate areas with stud walling.

Front Store: Up and over door, power and light.

Utility Area: Plumbing for washing machine and space for tumble drier under a fitted worktop, wall mounted boiler, personal door to rear garden

Rear Garden
A nicely landscaped rear garden with areas laid to Indian sandstone patio, further area laid to low maintenance artificial grass with well stocked borders, potting shed and summer house style shed both with power supply.

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.

134 Old Street
Construction - brick and block under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax D . 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 within the last 5 years 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.

Front Door
Into:

Entrance Porch
Access to cloak storage cupboard. Door to:

Entrance Hallway
Skimmed ceiling, feature tiled flooring, radiator. Doors to:

Lounge
20'2" x 10'11"
Skimmed covered ceiling, bow window to front elevation, patio doors to rear garden, feature wooden flooring, radiator and further feature vertical radiator.

Kitchen/Dining Room
14'7" x 12'5"
Skimmed ceiling, window and door to rear elevation, re-fitted range of modern wall and base units with work surface over, inset sink with mixer taps, built in oven and hob, plumbing for dishwasher, space for fridge/freezer, feature tiled flooring, space for dining table and chairs, feature vertical radiator.

Downstairs Cloakroom
Skimmed ceiling, window to front elevation, suite comprising W.C, wash hand basin with vanity storage, radiator.

First Floor Landing
Skimmed covered ceiling, access to roof void. Doors to:

Bedroom 1
11'5" x 11'1"
Skimmed ceiling, 2 x window to front elevation, alcove for wardrobe, access to storage cupboard, radiator.

Bedroom 2
8'11" x 8'7"
Skimmed ceiling, window to front elevation, radiator.

Bedroom 3
9'10" x 8'6"
Skimmed ceiling, window to rear elevation, radiator.

Bedroom 4
11'1" x 6'0"
Skimmed ceiling, window to rear elevation, radiator.

Family Bathroom
Skimmed ceiling, window to rear elevation, re-fitted suite comprising panel bath with independent shower over, pedestal wash basin, W.C, heated towel rail.

Outside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	68	
(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	

