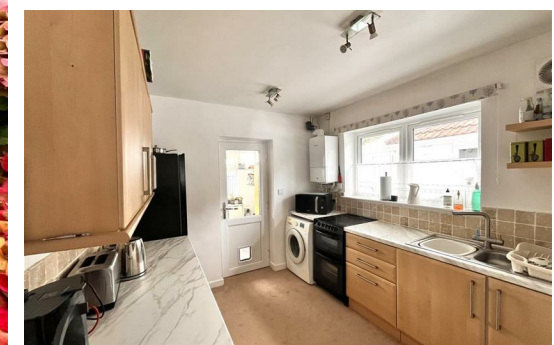


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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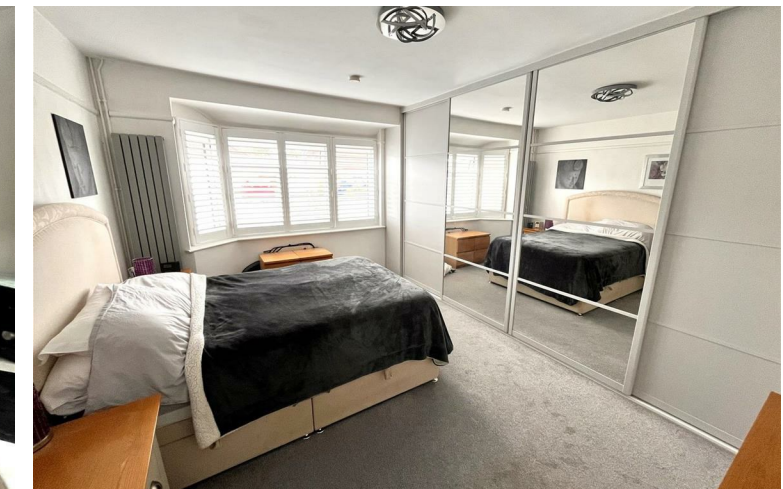
Stubbington

**7 Dale Road
Stubbington
Fareham
PO14 2QU**

Asking Price £349,950
Freehold



Welcomed to the market is this very well presented bungalow within walking distance to all the amenities in the village. The current owners have made significant improvements to the property these include a refitted bathroom, fitted shutters to the bedrooms, an insulated roof to the 19ft Conservatory and converted the garage to an insulated office/bedroom three. Outside there is a good size driveway and the rear garden has a favourable west facing garden offering a good deal of privacy. This property fully warrants an internal inspection to fully appreciate the accommodation on offer here. Please call Chambers on 01329 665700 to avoid missing out.



Entrance Hallway

Accessed via a composite door, access to loft via void with a ladder and light, meters cupboard, radiator.

Driveway

A tarmacadam driveway for parking numerous vehicles.

Lounge

12'10" x 11'0"

Bi-folding doors to conservatory, TV aerial point, radiator.

Dale Road

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

Kitchen

9'11" x 8'10"

Fitted with a range of wall and base cupboard/units with laminated work surfaces over, in set one and half bowl sink unit with mixer tap, space for cooker, space for washing machine, space for upright fridge freezer, wall mounted boiler (refitted in 2024), radiator.

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>

Conservatory

19'1" x 10'8" max

Double glazed elevations overlooking the rear garden accessed via French doors, insulated roof (replaced in 2022), vertical radiator,

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.

Bedroom One

15'1" x 10'1" min

Double glazed window to front elevation with fitted shutters, extensive range of fitted wardrobes with sliding doors, radiator.

Bedroom Two

2.76 x 2.34

Double glazed window to front elevation with fitted shutters, radiator.

Refitted Bathroom

Fitted with a white three piece suite comprising of panel bath with mixer tap and rainfall shower head over, inset vanity sink unit with storage beneath, WC, half tiled walls, chrome heated towel rail.

Rear Garden

Area immediatley behind house laid to patio, main area laid to lawn with a variety of plants and shrubs, fully fence enclosed, pathway to outside office/Bedroom three, west facing aspect with a good degree of privacy, side gate to driveway, outside tap.

Garden/Room/Bedroom Three

15'4" x 6'11"

Fully insulated with power and light, door and window to rear garden.

