



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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**11
Bramham Moor
Hill Head
Fareham
PO14 3RU**



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Stubbington

**11 Bramham Moor
Hill Head
Fareham
PO14 3RU**

£285,000
Freehold



We are delighted to offer this three bedroom home situated in the ever popular cul-de-sac of Bramham Moor, located between both Hill Head beach and Stubbington village. In our opinion the property is in an immaculate condition throughout and benefits from a refitted white gloss kitchen, lounge/dining room with access door leading out to the private rear garden, three bedrooms, built in wardrobes, a family bathroom and a garage in a block. This property is likely to sell fast so please call our Stubbington Office on 01329 665700 to book your viewing and avoid missing out.



Entrance Hall

Accessed via a refitted composite front door, stairs to first floor landing, wood flooring, access to understairs storage cupboard, radiator, doors to lounge/diner and to:

Refitted Kitchen

8'0" x 7'3"
Refitted with a modern range of white matt finish wall and base cupboards with work surfaces over, inset stainless steel sink with mixer tap, integrated appliances including electric oven with four burner gas hob and cooker hood over, integrated under work top fridge and freezer, space for washing machine, wall mounted boiler (2010) open hatch to lounge/diner.

Lounge/Diner

16'7" x 14'11"
Double glazed window and door to rear garden, space for dining table and chairs, two radiators.

First Floor Landing

Access to loft via void, access to airing cupboard with hot water tank and shelving, doors to all bedrooms and bathroom.

Bedroom One

11'6" x 8'0"
Double glazed window to front elevation, built in single wardrobe, radiator.

Bedroom Two

10'2" x 7'8"
Double glazed window to rear elevation, built in wardrobe, radiator.

Bedroom Three

7'4" x 6'9"
Double glazed window to rear elevation, radiator.

Bathroom

Fitted with a white panel bath with seperate shower over, low level WC, pedestal wash hand basin, shaver point, chrome heated towel rail.

Rear Garden

Area immediatley behind house laid to patio, main area laid to lawn

with well manicured shrub borders, timber garden shed, fully fence enclosed. This garden offers a good degree of privacy and seclusion.

Single Garage

Situated nearby in a block with up and over door. The door and the roof were renewed in 2018.

Bramham Moor

Standard construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax C. 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			88
(81-91) B			
(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	

