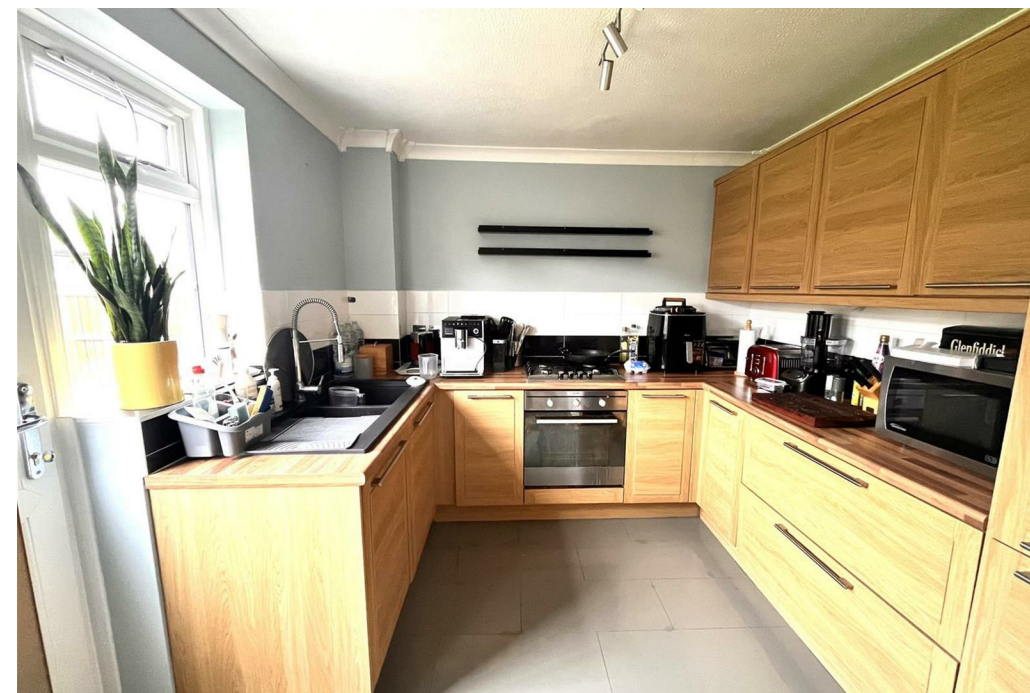


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2024



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**106
Plymouth Drive
Stubbington
PO14 3SJ**



**01329665700
Stubbington**

106 Plymouth Drive Stubbington PO14 3SJ

£369,995
Freehold

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We welcome to the market this deceptively spacious three bedroom end teraced property. The accommodation comprises of entrance porch, lounge diner, fitted kitchen to rear, master bedroom with built in wardrobes. bedroom two also with built in wardrobes and a refitted bathroom. Outside the garden is private, there is a double width driveway to the front leading to the garage. There is also a useful utility area fitted at the rear of the garage. The property is very well presented throughout and also benefits from no chain ahead. Please call chambers to avoid missing out.

Entrance Porch
Accessed via a composite front door, door to garage, further door to:

Lounge/Diner
23'5" x 11'9"
Double glazed window to front and rear elevations, stairs to first floor, two radiators, door to kitchen.

Kitchen
10'5" x 8'10"
Double glazed window and door to garden, fitted with a range of wall and base cupboard/drawer units with work surfaces over, inset sink unit with mixer tap, integrated oven with four burner gas hob over, integrated dishwasher, space for fridge freezer.

First Floor Landing
Access to loft via void, access to cupboard housing combi boiler, doors to all rooms.

Bedroom One
11'9" plus door recess x 10'7" plus wardrobes
Double glazed window to rear elevation, built in sliding double wardrobe, radiator

Bedroom Two
11'9" x 8'10" plus wardrobe x
Double glazed window to rear elevation, built in triple wardrobe with sliding doors, radiator.

Bedroom Three
8'0" x 7'2"
Double glazed window to front elevation, radiator.

Family Bathroom
Fitted with a white suite comprising of panel bath with mixer tap, separate rainfall shower over, inset vanity sink unit, concealed WC, chrome radiator, double glazed window to rear elevation.

Front Driveway
Area laid to concrete and further area laid to slates providing off road parking side by side., side pedestrian access gate.

Rear Garden
Area immediately behind house laid to patio, main area laid to lawn with flower and shrub beds, fully fence enclosed, outside tap.

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.

Plymouth Drive
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.

Garage/Utility
18'7" x 7'11"
Up and over door, power and light, utility area with sink, plumbing for washing machine, space for tumble dryer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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	