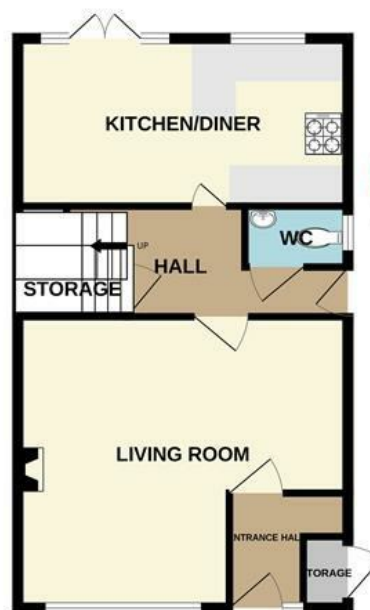


GROUND FLOOR

1ST FLOOR



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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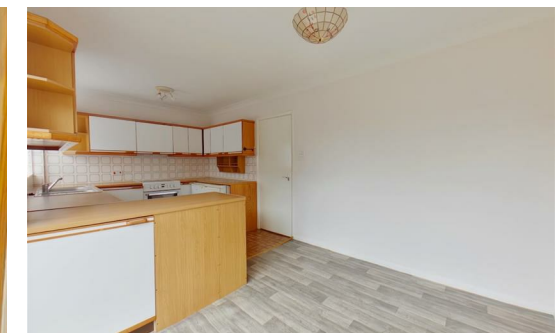
Stubbington

# 9 Fair Acre Walk Fareham Fareham PO14 3AX

Price Guide £347,500  
Freehold



A detached family home which over looking the green and situated close to popular schools The property has many benefits including three bedrooms, a four piece bathroom suite, kitchen/dining room, a well proportioned lounge and downstairs cloakroom. There is also an enclosed rear garden and garage with driveway to rear, we strongly recommend an early viewing as this property is offered with no onward chain! Call Chambers today. 01329 665700.



### Front Porch

UPVC double glazed front door, wood flooring, radiator.

### Lounge

17'0" max x 15'1"

Double glazed bow window to front elevation, fitted fireplace, exposed brick wall, radiator,

### Hallway

Accessed via a UPVC door, wood flooring, stairs to first floor landing with understairs cupboard.

### Downstairs Cloakroom

Double glazed window to side elevation, wood flooring, WC, wall mounted wash hand basin.

### Kitchen/Dining Room

17'5" x 8'10"

Double glazed window and sliding patio doors to rear garden, fitted units with work surfaces over and inset sink unit with mixer tap, space for cooker, space for fridge and freezer side by side, plumbing for washing machine, space for table and chairs, radiator.

### Landing

Access to loft via void, access to airing cupboard housing Valliant boiler.

### Bedroom 1

13'10" x 9'10"

Double glazed window to front elevation, radiator.

### Bedroom 2

11'11" x 9'4"

Double glazed window to rear elevation, radiator.

### Bedroom 3

13'11" inc bay x 7'4"

Double glazed window to front elevation, radiator.

### Family Bathroom

Fitted with a white four piece suite comprising of panel bath, separate shower cubicle, WC, half tiled walls, extractor fan, radiator.

### Rear Garden

Mainly laid to patio with flower and shrub borders, fully fence and brick wall enclosed, rear gate to driveway, door to garage.

### Front Garden

Area laid to lawn with pathway to front door.

### Driveway Parking

Situated at the rear of the property adjacent to garage.

### Garage

16'8" x 8'3"

With up and over door.

### 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.

### Fair Acre Rise

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

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>

