

GROUND 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

**28 Martin Avenue
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Fareham
PO14 2RT**

Offers Over £470,000
Freehold

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An opportunity to acquire this three bedroom detached bungalow that has never come to the market before. Built in 1957 by 'Fay' Builder's this property is situated on a larger than average plot offering the potential to further extend or of course to create a loft conversion (subject to planning). The property briefly currently comprises three bedrooms, bathroom, kitchen, lounge/ dining room and conservatory. With the outside offering a paved driveway with ample parking leading to a detached single garage (with potential to add another garage) the rear garden offers privacy and a westerly facing aspect. If you are looking for a project and to put your own stamp on your future home then Call Chambers today! 01329 665700.

Front Door

Into:

Hallway

Doors to all rooms, access to partly boarded loft with power.

Lounge

17'4" x 10'4"

Double glazed window to front elevation, fitted fireplace to chimney breast, two radiators

Bedroom One

11'5" x 10'4"

Double glazed window to front and side elevations, stripped wood floor, radiator.

Bedroom Two

10'4" x 8'0"

Double glazed window to side elevation, stripped wood flooring, radiator.

Bedroom Three

7'4" x 7'4"

Double glazed window to rear elevation, stripped wood floor, radiator,

Kitchen

11'4" x 11'3"

Double glazed windows to side and rear elevations, fitted with fitted units incorporating a low level breakfast bar, inset sink unit with mixer tap, integrated oven a four burner ceramic hob, integrated dishwasher, space for washing machine, cupboard housing hot water tank, door to:

Conservatory

13'5" x 7'9"

Constructed of double glazed elevations upon a dwarf brick wall and under a polycarbonate sloping roof, doors to side and rear onto the garden

Bathroom

Fitted bath with electric shower , low level WC, pedestal wash hand basin, double glazed window to side elevation, radiator.

Detached Single Garage

Up and over door, power and light, eaves storage, window to rear elevation.

Rear Garden

A generous corner plot of garden which wraps around the property offering a sunny and very private aspect, outside tap, hedgerow boundary.

Front Driveway

A large driveway leading to the rear of the property laid to block paving, dwarf brick wall boundary.

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.

Martin Avenue

Standard construction under a tiled roof. Heating Source-Gas Central Heating with back boiler. 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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	72
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

