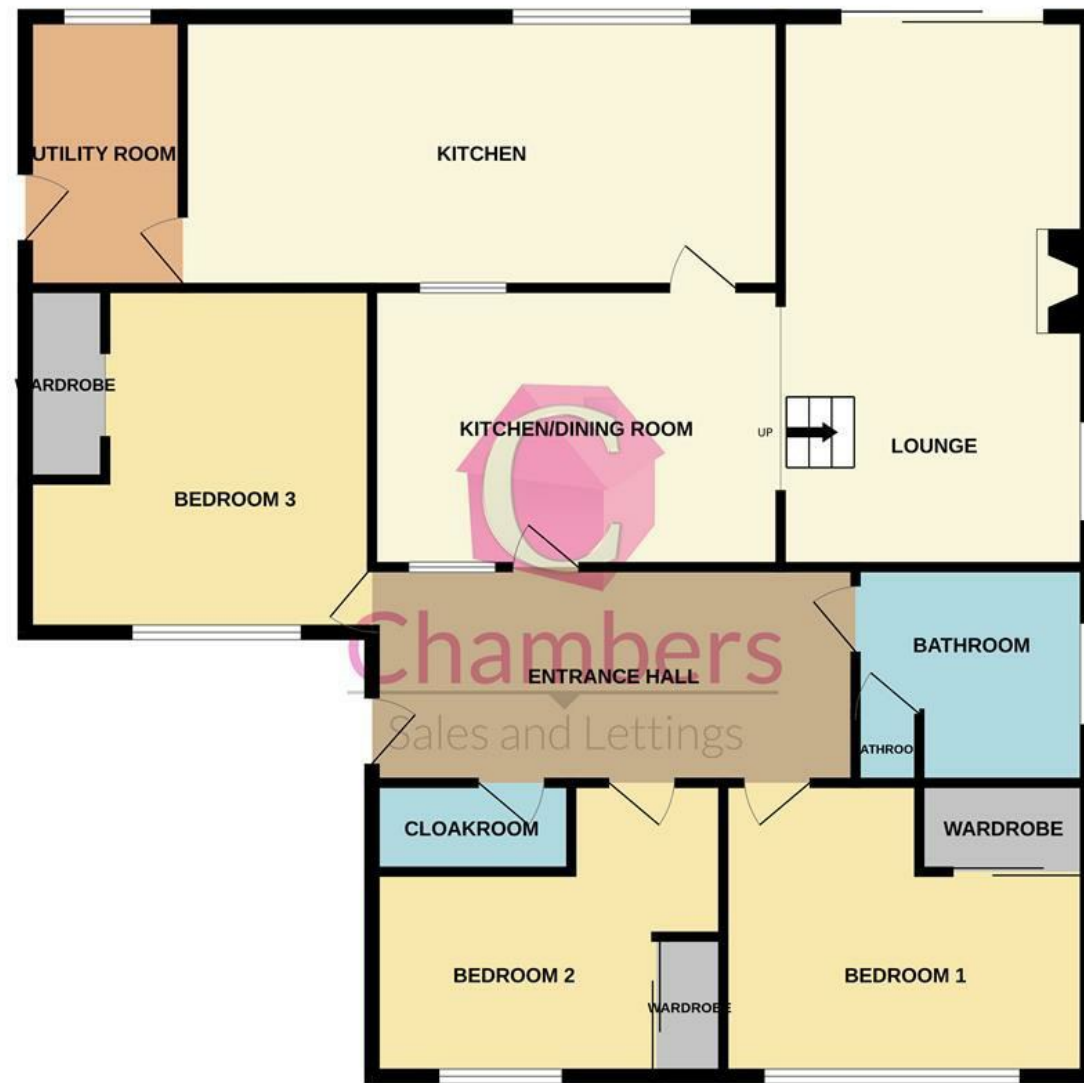


GROUND FLOOR



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

10 Mount Drive
Catisfield
Fareham
PO15 5NU

Asking Price £430,000
Freehold



This three bed detached bungalow is situated in a cul-de-sac position within a sought after location of Catisfield. The accommodation briefly comprises of an entrance hallway, lounge, dining room, kitchen, utility room, three double bedrooms, family bathroom and cloakroom. The outside benefits a private mature garden with a detached garage and paved driveway for ample parking behind an enclosed gate. Call us today to book an internal viewing to appreciate the size of this bungalow. 01329 665700.

Front Door
Into:

Entrance Hallway
Textured ceiling, access to loft void, radiator. Doors to:

Cloakroom
Textured ceiling, window to side elevation, WC, wash basin, radiator.

Lounge
19'7" x 12'0" (5.98 x 3.68)
Textured ceiling, sliding patio doors, gas fire, two radiators, window to side elevation, few steps up to:

Dining Room
11'3" x 8'11" (3.43 x 2.73)
Textured ceiling, featured windows to both sides, radiator.

Kitchen
15'3" x 9'11" (4.65 x 3.04)
Textured ceiling, PVCu double glazed window to rear elevation, range of wall and base/cupboard/ drawer units with work surface over, one and half bowl sink with mixer taps, space for fridge/freezer, oven and gas hob with hood over, plumbing for dishwasher, radiator.

Utility room
9'11" x 6'3" (3.04 x 1.91)
Textured ceiling, window to rear elevation, inset sink, space for tumble dryer, space for fridge/freezer, plumbing for washing machine. Door to side access.

Bedroom 1
14'0" x 11'9" (4.27 x 3.60)
Textured ceiling, window to front elevation, fitted wardrobes with sliding doors, radiator.

Bedroom 2
12'3" x 10'10" (3.75 x 3.32)
Textured ceiling, window to front elevation, fitted wardrobes with sliding doors, radiator.

Bedroom 3
10'2" x 10'2" (3.11 x 3.10)
Textured ceiling, window to front elevation, fitted wardrobes with sliding doors, radiator.

Family Bathroom
8'6" x 7'8" (2.60 x 2.36)
Textured ceiling, PVCu double glazed window to side elevation, suite comprising panelled bath with mixer taps and separate independent shower cubicle, WC, wash basin. airing cupboard.

Outside

Frontage
Vehicle gate access opening to a large paved private driveway offering ample parking leading to:

Detached Garage
18'7" x 9'4" (5.67 x 2.86)
Up and over door, power and light, personal side door entrance.

Enclosed rear Garden
A fully enclosed private enclosed garden mainly laid to lawn with a raised balcony patio area for seating area, mature borders with trees, side access either side of the bungalow to front.

Property Information
Standard construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water), we understand that there is pump for waste water to the main.. Council Tax E. 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		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	