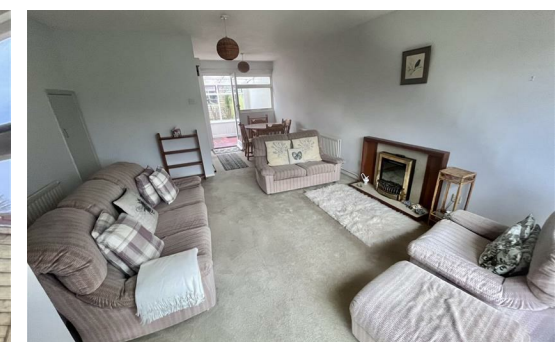


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersestateagency.com/>



31
Elsfred Road
Hill Head
Fareham
Hampshire
PO14 3NJ



01329665700

Stubbington

31 Elsfred Road
Hill Head
Fareham
PO14 3NJ

Asking Price £275,000
Freehold



Entrance Hallway

Accessed via a UPVC front door, stairs to first floor landing, radiator, door to:

Lounge/Diner
23'7" x 12'11"

Double glazed window to front elevation, window and door to conservatory, access to understairs storage cupboard, two radiators, door to:

Kitchen
8'4" x 7'2"

Single glazed window to rear elevation, fitted with a range of wall and base cupboard/drawer units with work surfaces over, stainless steel sink, space for cooker, space for fridge/ freezer and dishwasher, floor mounted boiler.

Conservatory
8'11" x 7'2"

Single glazed elevations upon a dwarf brick wall under a poly carbonate roof, door to garden, power point.

First Floor Landing

Access to loft via void, access to shelved airing cupboard housing hot water tank.

Master Bedroom
11'3" min x 8'10"

Single glazed window to front elevation, built in wardrobe, radiator.

Bedroom Two
10'0" x 9'8"

Single glazed window to front elevation, built in wardrobe, radiator.

Bedroom Three
7'5" x 6'11"

Single glazed window to front elevation, stripped wood floor, radiator,

Bathroom

Single glazed window to rear elevation, panel bath, pedestal wash hand basin, WC, half tiled walls, radiator.

Front Garden

A large front garden which could be converted to a large driveway (STPP), pathway to front door.

Rear Garden

A private rear garden with fencing on either side and rear access.

Single Garage

Situated nearby in a block third on the left also on the left hand side.

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.

Property Information

Traditional construction under a tiled roof.

All mains services connected.

Council tax band C

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE, O2 and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Garage nearby for parking

Caution must be taken near manhole covers to front and rear gardens until they are cemented in.

Agents Note

Probate is already granted.

