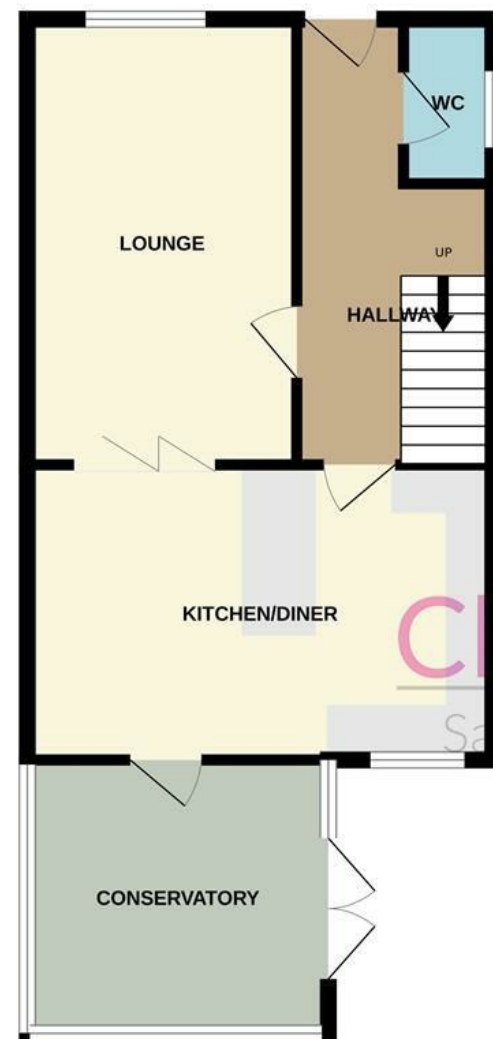


GROUND FLOOR



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

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Offers Over £450,000
Freehold



A well presented three bedroom semi detached house situated a short walk to the local beach and ideally located for local schools and other essential amenities. The property comes with its own solar panels, conservatory, bathroom with separate shower cubicle, downstairs cloakroom and kitchen/dining room. Other benefits with the property include private mature rear garden and garage converted into home office/studio. Arrange an early viewing today to avoid disappointment!

Entrance Hallway

Skimmed coved ceiling, radiator. Doors to:

Lounge

13'5" x 11'4" (4.112 x 3.457)

Textured coved ceiling, window to front elevation, radiator.

Kitchen/Dining Room

18'3" x 11'1" (5.565 x 3.380)

Skimmed ceiling, window to rear elevation, French style doors to conservatory, re-fitted range of modern wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, built in oven, microwave oven, hob and hood, space for fridge/freezer, plumbing for washing machine, breakfast bar with seating area, access to under stairs storage cupboard, space for dining table and chairs, radiator.

Conservatory

10'5" x 8'8" (3.185 x 2.655)

Constructed from brick and double glazed elevations under a glass roof, French style doors to rear garden.

Downstairs Cloakroom

Textured coved ceiling, window to side elevation, suite comprising W.C, table top wash basin, radiator.

First Floor Landing

Skimmed ceiling, access to roof void, window to side elevation. Doors to:

Bedroom 1

11'0" x 10'6" (3.378 x 3.206)

Textured ceiling, window to rear elevation, built in wardrobe, radiator.

Bedroom 2

13'6" x 8'3" (4.121 x 2.536)

Textured ceiling, window to front elevation, fitted wardrobes to one wall, radiator.

Bedroom 3

9'5" x 7'3" (2.885 x 2.216)

Textured ceiling, window to front elevation, radiator.

family Bathroom

8'5" x 7'1" (2.576 x 2.184)

Skimmed ceiling, extractor fan, window to rear elevation, re-fitted suite comprising bath with mixer tap, separate fully tiled Quad style shower cubicle, wash hand basin, W.C, floor to ceiling tiling, vertical radiator.

Outside

Front Garden

Enclosed by mature hedgerow.

Driveway

Offering off road parking for 2 or cars, continues behind access gates.

Carport

Covered carport area.

Garage/Studio

16'8" x 7'11" (5.085 x 2.415)

The present owners have created a home office/studio with dry lined walls, power and light and French style doors to garden.

Rear Garden

The rear garden gives an instant impression of privacy, a mature area with well stocked borders, lawn and patio, garden shed, outside tap.

Solar Panels

We understand that the solar panels are owned and not leased.

Property Information

Construction: Traditional brick construction under a tiled roof.

Council: Fareham

Council Tax: D

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

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

Parking: Driveway parking

