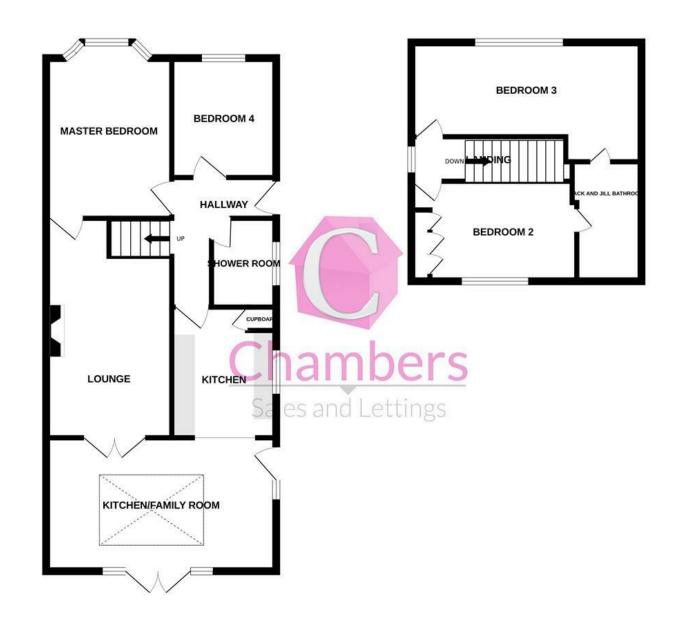
GROUND FLOOR 1ST FLOOR



hilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, mission or mis-statement. This plant is for illustrative purposes only and should be used as such by any spective 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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58
Martin Avenue
Stubbington
Fareham
PO14 2RY



**01329665700 Stubbington** 

# 58 Martin Avenue **Stubbington Fareham PO14 2RY**

£469.950 Freehold









We are delighted to be selling the four bedroom extended detached property in a very popular location. The deceptively spacious accommodation comprises of entrance hallway, lounge, refitted kitchen/family room with a lantern style glass roof, refitted downstairs shower room, master bedroom and bedroom four. On the first floor there are bedrooms two and three which benefit from a 'Jack and Jill' refitted bathroom. Outside the property enjoys a wrap around garden situated on a corner plot and benefits from a single garage and driveway situated at the rear of the garden. The current owners have carried out a number of improvements to the property which include a new roof five years ago, new boiler six years ago, new lantern roof to the kitchen/family room also five years ago. This property still offers the opportunity to extend further due to the side plot of garden (STPP). Please call Chambers to avoid missing out on this stunning four bedroom property.

## Porch

Wooden glazed door into:

### **Entrance Hallway**

Staircase to first floor, access to bedroom 4, master bedroom, refitted downstairs shower room and to kitchen

#### **Bedroom Four**

8'1" x 7'10" (2.48 x 2.41)

Double glazed window to front elevation, radiator.

### **Bedroom One**

10'11" x 10'5" (3.35 x 3.20)

Double glazed bay window to front elevation, door to lounge, radiator.

### **Downstairs Shower Room**

Fitted with a walk in shower cubicle, pedestal wash hand basin, low level WC, double glazed window to side elevation, ceramic tiled floor, inset speaker to ceiling,, radiator.

### Kitchen

9'10" x 8'2" (3.00 x 2.50)

Fitted with range of modern wall and base cupbaord/drawer units, space for range style cooker with cooker hood over,, double glazed window to side elevation, boiler in concealed cupboard, space for dishwasher and washing machine, vertical radiator, inset spotlights to ceiling.

# Kitchen/Family Room

19'9" x 11'8" (6.02 x 3.56)

Fitted with a middle island with inset sink and mixer tap, fitted breakfast bar, feature lantern style glass roof, space for fridge freezer, French doors opening onto rear garden, single glazed side door and single glazed window to side garden, double doors into lounge.

13'10" min x 11'0" (4.22 min x 3.36)

Accessed from the kitchen/family room by double wooden glazed doors, glazed window to hallway,

# First Floor Landing

Double glazed window to side elevation, doors to bedroom 2 and 3.

#### **Redroom Two**

14'1" max x 9'1" (4.30 max x 2.78)

Double glazed window to rear elevation, eaves sorage cupboard,

#### **Bedroom Three**

17'10" min x 9'5" max (5.46 min x 2.89 max )

Double glazed window to front elevation, built in wardrobes, access to eaves storage space, radiator.

# Jack and Jill Bathroom

Fitted with a white suite comprising of panel bath with mixer tap and shower attachment, low level WC, vanity wash hand basin, chrome heated towel rail, inset spotlight to ceiling,

Main area laid to lawn, fully enclosed, rear gate to driveway and garage.

Main area laid to lawn, fully enclosed by brick walling, wrought iron gate to front, timber treehouse, outside tap.

Mainly laid to lawn, fully enclosed by mature hedgerow and a dwarf brick wall, timber potting shed, main access gate.

# **Single Garage**

20'5" x 9'1" (6.23 x 2.77)

With up and over door power and light.

# **Property Information**

Traditional construction under a tiled roof.

We understand all main services are connected.

Council tax band D

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

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

Parking: Driveway and single garage.















