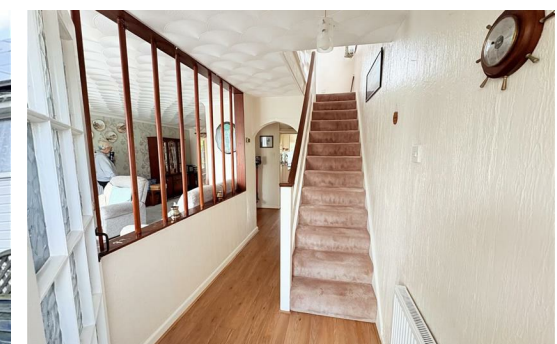




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



21
Malvern Avenue
Fareham
Hampshire
PO14 1QF



01329665700

Stubbington

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Fareham
Hampshire
PO14 1QF

£329,950
Freehold



Porch

Accessed via a UPVC double glazed front door, double glazed window to side elevation, wood flooring, further door to:

Entrance Hallway

Wood flooring, staircase to first floor, access to understairs storage cupboard, radiator.

Downstairs Cloakroom

Double glazed window to side elevation, WC, wall mounted wash hand basin.

Lounge

21'11" x 12'2" max (6.68m x 3.71m max)

Double glazed window to front elevation, feature Adam style fireplace with fitted gas fire, two radiators, double doors into:

Dining Room

9'11" x 8'11" (3.03 x 2.74)

Sliding double glazed patio doors to rear, wood flooring, radiator, door to kitchen.

Kitchen

4.72 x 2.40 (1.22m.21.95m x 0.61m.12.19m)

Double glazed window to rear elevation, fitted with a range of wall base units, inset sink unit, built in appliances including an eye level oven and grill, four burner gas hob, plumbing for washing machine, space for dishwasher, space for larder size fridge and freezer side by side.

First Floor Landing

Access to a partly boarded loft space with fitted ladder and light. The combi boiler is just a year old and is also located in the loft.

Bedroom One

11'1" x 10'3" (3.38 x 3.14)

Double glazed window to front elevation, built in double wardrobe, radiator.

Bedroom Two

10'5" x 8'6" (3.18 x 2.60)

Double glazed window to rear elevation, built in double wardrobe, radiator.

Bedroom Three

8'0" x 8'0" (2.46 x 2.44)

Double glazed window to front elevation, built in over stair bulk head cupboard, radiator.

Refitted Shower Room

Double glazed window to rear elevation, fitted with a large walk-in shower cubicle, WC, pedestal wash hand basin, fully tiled walls, heated towel rail.

Rear Garden

Area immediatley behind house laid to timber decking, main arear laid to lawn, large raised vegetable patch, greenhouse to remain, timber garden shed, outside tap, fully fence enclosed, side pedestrian access gate. This garden has a favourable west facing aspect.

Driveway and Single Garage

16'10" x 8'5" (5.14 x 2.59)

A block paved driveway and low maintenance frontage leading to the garage with up and over door, power and light.

Property Information

Standard construction under a tiled roof. There is a ground floor flat roof extension. 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 C 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. There is a driveway and garage for parking.

