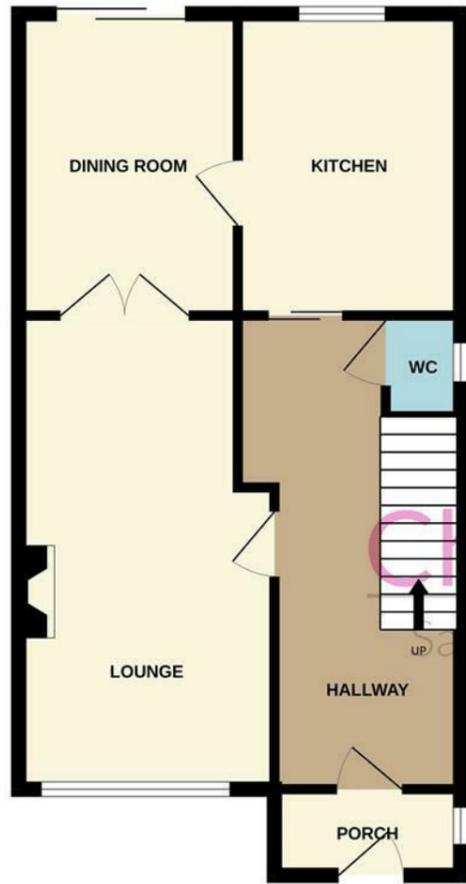


GROUND FLOOR



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

**21 Malvern Avenue
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Hampshire
PO14 1QF**

Offers Over £320,000
Freehold



This deceptively spacious three bedroom semi detached property has been extended and occupied by the same owners for over forty years. The accommodation on offer on the ground floor comprises of a porch, entrance hallway, downstairs cloakroom, lounge, separate dining room and an extended kitchen, to the first floor there are three well proportioned bedrooms and a refitted shower room, Outside this property has a fully enclosed West facing garden complete with a greenhouse and storage shed. The frontage is block paved offering off road parking leading to a single garage. Due to the size of the garden to the side this property would lend itself to be further extended (STPP). An additional benefit is there is no chain ahead. Please call Chambers Sales and Lettings to arrange a viewing and avoid missing out.

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 larger size fridge and freezer side by side.

First Floor Landing
Access to 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 immediately behind house laid to timber decking, main area 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). 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.

