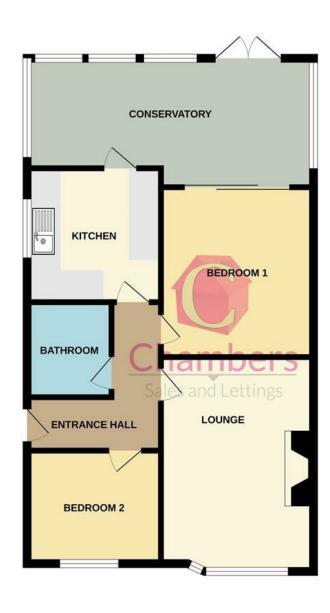
### GROUND FLOOR



virius every attempt has oeen made to ensure the accuracy of the thorpsan contained neter, measurements of doors, windows, comes and any other items are approximate and not responsibility is taken for any error, omission or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown than en to been tested and no guarantee as to their operability or efficiency can be given.

Made with Methods (2012)









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Dale Road Stubbington Fareham Hampshire PO14 2QU



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# 9 Dale Road **Stubbington Fareham** PO14 2QU

£329,995 Freehold









SOLAR PANELS & EV Charger. Currently being re-decorated! This well presented two bedroom bungalow available with no forward chain! The accommodation briefly comprises of an entrance hall, two bedrooms, bathroom, lounge, and re-fitted kitchen leading to a large conservatory. The private rear garden comes complete with a workshop, with the front offering a paved driveway for off-road parking. This bungalow is located conveniently to Stubbington Village. Call our friendly team today to book an internal viewing 01329 665700.

#### Front Door

Into:

### **Entrance Hallway**

Coved ceiling, access to roof void, radiator. Doors To:

15'4" x 12'2" (4.67 x 3.71)

Skimmed coved ceiling, double glazed bay window to front elevation, television aerial point, telephone point, feature fire surround with fitted fire, radiator.

# Kitchen

9'9" x 8'8" (2.97 x 2.64)

Skimmed coved ceiling, double glazed window to side elevation, refitted range of high gloss wall and base/drawer units with Quartz work surfaces over inset 1 1/2 bowl sink with mixer tap, built in oven, microwave oven, washing machine, integrated fridge/freezer and dishwasher, hob and cooker hood, tiled flooring, radiator.

# Conservatory

18'3" x 9'9" (5.56 x 2.97)

Constructed from brick and PVCu double glazed elevations under a glass roof, feature electronic controlled roof openers, French style doors to rear garden, radiator.

# Bedroom 1

13'0" x 10'11" (3.96 x 3.33)

Skimmed coved ceiling, double glazed sliding patio doors to Disclaimer conservatory, radiator.

### Bedroom 2

9'2" x 7'8" (2.79 x 2.34)

Skimmed coved ceiling, double glazed window to front elevation, fitted wardrobe, radiator.

# **Family Bathroom**

5'11" x 5'6" (1.80 x 1.68)

Skimmed ceiling, double glazed window to side elevation, re-fitted suite comprising panel bath with independent Triton shower over, pedestal wash basin, W.C, fully tiled walls, radiator.

# **Paved Frontage**

Offering off road parking for two cars, electric car charger.

### Rear Garden

A fully enclosed low maintenance garden with areas laid to patio and lawned area with water feature, further sectioned off area ideal for storage, access to front via pedestrian gateway.

Wooden Workshop 12' x 7' 11" with power and light.

The property benefits from owned solar panels.

Solar Panels - Solar Panels Owned Outright

Standard construction, heating source - Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : C

Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through https://checker.ofcom.org.uk/

The vendor has experienced no flooding in the past 5 years

The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.asp

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.















