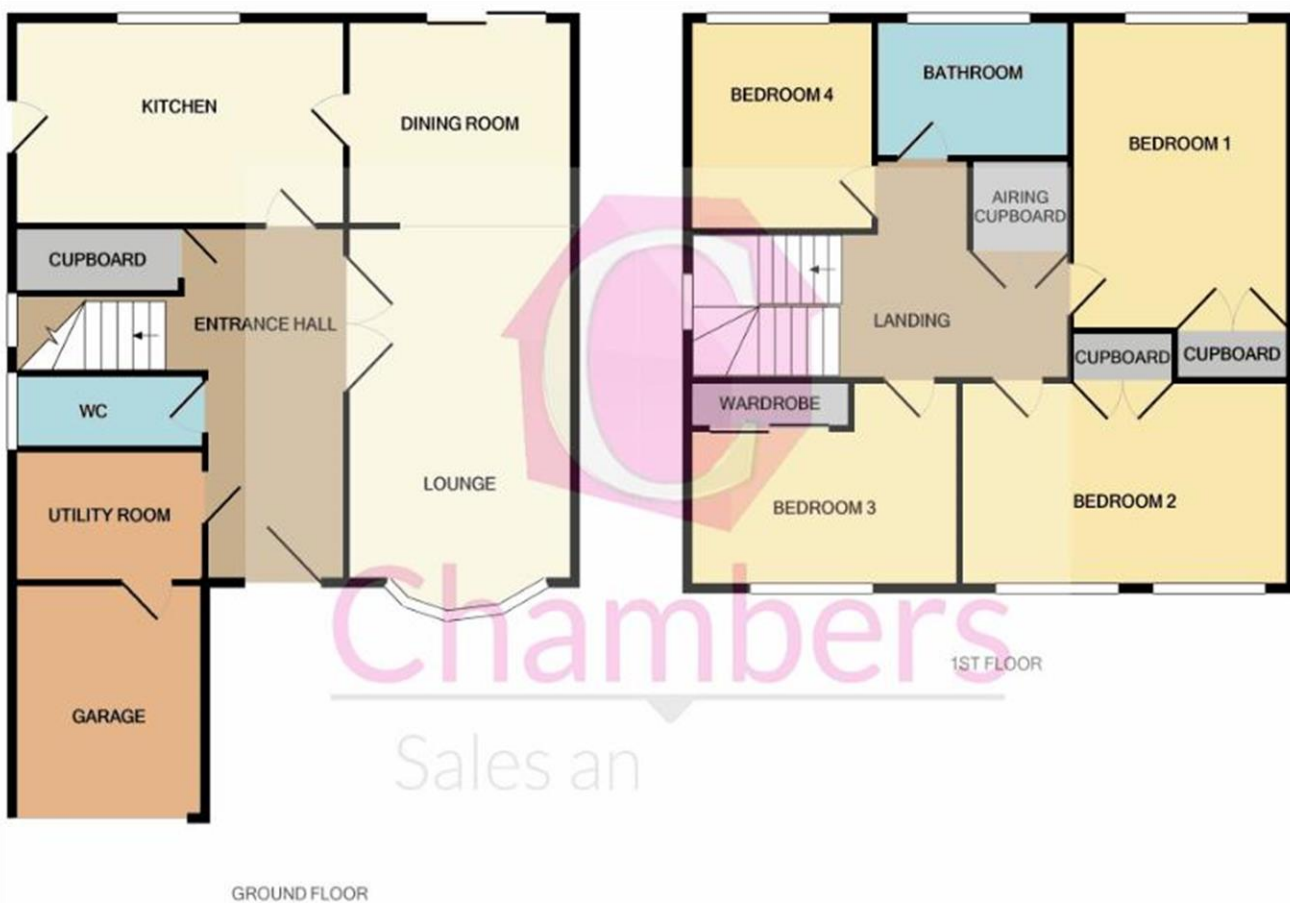




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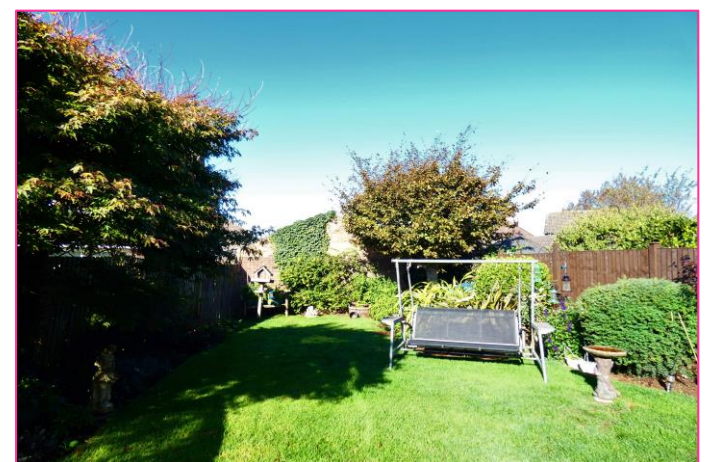
Chambers
SALES & LETTINGS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given.

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





**93 Cuckoo Lane Stubbington
Fareham PO14 3PA**

£449,995

A well presented four bedroom detached family home situated in a popular location convenient to both the local village and beach. The property comprises two reception rooms, utility room, kitchen, downstairs cloakroom, four bedrooms and family bathroom. The outside boasts a paved driveway for ample parking, integral garage and a private westerly facing approximately 55' rear garden. This property is ideal for a long term family home. Book your viewing today to avoid disappointment

Front Door

Into:

Entrance Hall

Skimmed ceiling, radiator, access to large under stairs cupboard, Doors to:

Cloakroom

Textured ceiling, PVCu double glazed window to side elevation, WC, wash basin, radiator.

Lounge 15' 6" x 12' 3" (4.72m x 3.73m)

Skimmed ceiling, PVCu double glazed bay window to front elevation, television point, telephone point, radiator, open to:

Dining Room 10' 0" x 8' 6" (3.05m x 2.59m)

Skimmed ceiling, PVCu double glazed sliding patio doors open to rear garden, door to:

Kitchen 14' 0" x 8' 6" (4.26m x 2.59m)

Skimmed ceiling with spot lights, PVCu double glazed window to rear elevation, door open to side, re-fitted range of wall and base/drawer units, inset sink, space for oven, fridge/freezer, plumbing for dishwasher, radiator.

Utility Room 6' 4" x 5' 4" (1.93m x 1.62m)

Skimmed ceiling, plumbing for washing machine, space for tumble dryer, extra freezer, radiator, access to meters cupboard, internal door into garage.

First Floor Landing

Skimmed ceiling, access to airing cupboard, access to loft void, radiator. Doors to:

Bedroom 1 12' 7" x 10' 1" (3.83m x 3.07m)

Textured ceiling, PVCu double glazed window to rear elevation, radiator, access to wardrobes.

Bedroom 2 13' 2" x 9' 8" (4.01m x 2.94m)

Textured ceiling, PVCu double glazed window to front elevation, radiator, access to wardrobe.

Bedroom 3 11' 8" x 9' 0" (3.55m x 2.74m)

Textured ceiling, PVCu double glazed window to front elevation, radiator, access to wardrobe.

Bedroom 4 9' 4" x 7' 7" (2.84m x 2.31m)

Textured ceiling, PVCu double glazed window to rear elevation, radiator.

Family Bathroom 6' 9" x 6' 3" (2.06m x 1.90m)

Textured ceiling, PVCu double glazed window to rear elevation, suite comprising 'P' shaped bath with shower over, WC, shaver point, heated towel rail, vanity wash basin, extractor fan.

Outside

Driveway

Paved driveway offering parking for three vehicles leading to:

Garage 10' 0" x 8' 9" (3.05m x 2.66m)

Up and over door with power and light, personal door into utility room.

Rear Garden

A fully enclosed rear garden approximately 55' westerly facing mainly laid to lawn with shrub borders, further area laid to patio with pedestrian side access. large shed and greenhouse.



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