



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

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 has authority to make or give representation or warranty in respect of the property.





5 Short Road Hill Head Fareham PO14 3HP

£650,000

HUGE POTENTIAL TO EXTEND (stp) Situated in a rarely available and much requested road this detached residence with its beautifully landscaped private mature rear garden really must be viewed. Offered with no forward chain the property currently provides large 30' plus long garage, paved driveway, three first floor bedrooms and family bathroom, with fourth downstairs bedroom/study, lounge, dining room, downstairs cloakroom, kitchen and large conservatory. Call our busy Stubbington team today to arrange your viewing on 01329 665700

Front Door

Into:

Entrance Hallway

Textured covered ceiling, access to under stairs storage cupboard, radiator. Door to:

Lounge 16' 10" x 15' 4" max (5.138m x 4.663m)

Textured covered ceiling, walk in bay window to front elevation, feature fireplace, television aerial point, radiator.

Dining Room 13' 11" x 10' 2" (4.253m x 3.092m)

Textured covered ceiling, window to side elevation, doors to conservatory, radiator.

Conservatory 14' 10" x 9' 11" (4.518m x 3.011m)

Constructed from brick and PVCu double glazed elevations under a poly carbonate roof, personal door to garage, tiled flooring, doors to garden.

Study/Bedroom 4 12' 0" x 9' 11" (3.654m x 3.018m)

Textured ceiling, window to front and side elevation's, radiator.

Kitchen 11' 0" x 8' 10" (3.341m x 2.699m)

Textured ceiling, window to rear and side elevation's, fitted wall and base units with work surface over, inset 1 1/2 bowl sink with mixer taps, built in double over, hob and hood, plumbing for dishwasher.

Downstairs Cloakroom

Textured ceiling, window to rear elevation, suite comprising W.C with concealed cistern, wash hand basin.

First Floor Landing

Textured ceiling, access to roof void, access to airing cupboard. Doors to:

Master Bedroom 13' 11" x 12' 0" (4.232m x 3.652m)

Textured covered ceiling, windows to side and front elevations, fitted bedroom furniture, walk in shower cubicle, radiator.

Bedroom 2 11' 11" x 9' 10" (3.634m x 2.999m)

Textured covered ceiling, windows to front and side elevations, fitted furniture, radiator.

Bedroom 3 11' 11" x 9' 0" (3.628m x 2.731m)

Skimmed covered ceiling, window to rear elevation, radiator.

Family Bathroom 6' 10" x 5' 6" (2.088m x 1.675m)

Textured ceiling, window to side elevation, suite comprising panel bath, W.C, wash hand basin with vanity storage, radiator.

Outside

Front Garden

A pleasant lawned frontage with mature borders.

Driveway

Paved driveway offering off road parking. Leading to:

Garage 30' 8" x 13' 1" (9.347m x 3.977m)

Electric door, power and light, personal door into conservatory, personal door to rear garden.

Rear Garden

A beautifully landscaped mature rear garden offering a great degree of privacy, laid to lawn with mature borders, hedgerow etc, hardstand for green house and shed, patio.

Solar Panels

The property benefits from leased solar panels with feed in tariff. We understand that the lease term was 25 years from 2011.



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