

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
Fareham
PO14 2EU**

£425,000
Freehold

 4
  1
  2
  C



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 71 | 76 |

EU Directive 2002/91/EC

We are delighted to be selling this EXTENDED FOUR BEDROOM semi detached property set in a cul-de-sac location ideally located close to the local village amenities. The accommodation on offer consists of an entrance hallway, refitted downstairs cloakroom, lounge to front, separate dining room, fitted kitchen to rear, there are also four bedrooms and a refitted bathroom on the first floor. Outside the frontage has a generous amount of driveway for parking numerous vehicles as well as a lawned area. The rear garden is also a good size as the width expands behind the single garage. This property is ideal for a growing family or those looking to downsize. There is also NO CHAIN AHEAD. Please call Chambers on 01329 665700 to arrange a viewing and avoid missing out.

Entrance Hallway
Accessed via a composite door, wood flooring, stairs to first floor landing, wood flooring, doors to lounge, dining room and:

Downstairs Cloakroom
Refitted with a white suite comprising of a low level WC, inset vanity sink unit, solid wood work top, double glazed window to side elevation,

Lounge
17'4" x 11'8" (5.30 x 3.58)
Double glazed window to front elevation, access to understairs storage cupboard, further storage cupboard housing boiler, radiator, door to:

Dining Room
14'10" x 9'8" (4.54 x 2.97)
Double glazed window to side elevation, wood flooring, radiator, door into:

Kitchen
12'9" x 8'11" (3.90 x 2.73)
Double glazed windows to side and rear elevations, side door to garden, fitted with a range of wall and base cupboard/drawer units, inset one and half sink unit with mixer tap, space for range style cooker, space for American Fridge/Freezer, plumbing for dishwasher and washing machine.

First Floor Landing
Access to loft via void, doors to all four bedrooms and family bathroom.

Master Bedroom
9'8" x 9'4" min (2.97 x 2.87 min)
Double glazed window to side elevation, fitted double wardrobe with sliding doors, radiator.

Bedroom Two
8'8" x 8'5" (2.66 x 2.58)
Double glazed window to front elevation, built in single wardrobe, access to airing cupboard with hot water tank, radiator.

Bedroom Three
11'5" x 9'6" (3.50 x 2.91)
Double glazed window to rear elevation, radiator.

Bedroom Four
11'5" x 6'0" (3.49 x 1.83)
Double glazed window to front elevation, radiator.

Family Bathroom
Refitted with a white suite comprising of a P-shaped panel bath with mixer tap and separate shower over, inset vanity sink unit and concealed WC. white heated towel rail, double glazed window to side elevation, laminate tiled flooring, extractor fan.

Rear Garden
Fully enclosed and mainly laid to lawn, outside tap and side pedestrian access gate.

Front Garden
Area laid to lawn adjacent to long driveway.

Single Garage
15'9" x 8'3" (4.82 x 2.54)
With up and over door, power and light.