

A well presented three bedroom, extended house located in a lovely residential area of Stubbington. The property is within close proximity to local schools along with the seafront and village centre approximately half a mile away. The property benefits from an open kitchen/sitting area, delightful enclosed garden with garage beyond.

The Accommodation Comprises:

UPVC double glazed front door with obscured UPVC double glazed side windows to:

Porch

Glazed front door to:

Entrance Hall

Coved ceiling, stairs to first floor, radiator, under stairs storage cupboard.

Cloakroom

Internal window to porch, close coupled WC with concealed cistern, wash hand basin set in vanity unit.

Lounge/ Diner 32' 5" x 12' 1" (9.87m x 3.68m) narrowing to 9' 7" (2.92m)

UPVC double glazed bay window to front elevation, coved ceiling, three radiators, multi fuel burner, bespoke wooden shelving, UPVC double glazed sliding door and window to rear garden, open plan to:-

Kitchen 23' 3" x 8' 3" (7.08m x 2.51m)

Fitted with a bespoke modern range of base cupboards and matching eye level units, roll top work surface, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, double electric oven, space for American-style fridge/ freezer, plumbing for washing machine, integrated slimline dishwasher, breakfast bar, display unit, under unit lighting, wine fridge, larder cupboard, under stairs storage cupboard with consumer unit and electric meter, inset spotlighting, UPVC double glazed window and door to garden.

First Floor Landing

Access to loft space, cupboard housing boiler.

Bedroom One 12' 2" x 11' 3" (3.71m x 3.43m)

UPVC double glazed window to front elevation overlooking green, built-in wardrobes, radiator.

Bedroom Two 11' 4" x 9' 8" (3.45m x 2.94m) plus recess

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 9' 4" x 7' 9" (2.84m x 2.36m)

UPVC double glazed window to rear elevation, radiator.

Bathroom 6' 10" x 5' 5" (2.08m x 1.65m)

UPVC Obscured double glazed window to front elevation, fitted with a close coupled WC, pedestal wash hand basin, bath with mixer tap and shower attachment, additional rainfall showerhead, ladder style radiator, tiling to wall.

Outside

The rear garden has been landscaped and is enclosed by panel fencing, laid to paving and lawned, pedestrian gate providing access to rear where the garage is located. The front garden is laid to lawn with flowerbeds and hedging.

General Information

Construction - Traditional

Water Supply - Mains

Electric Supply - Mains

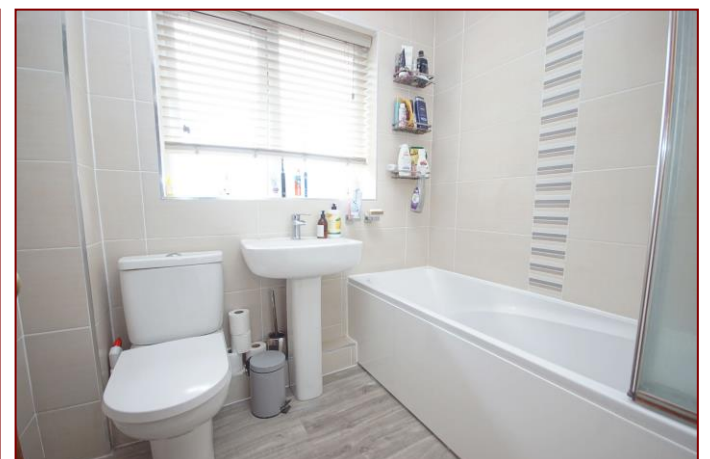
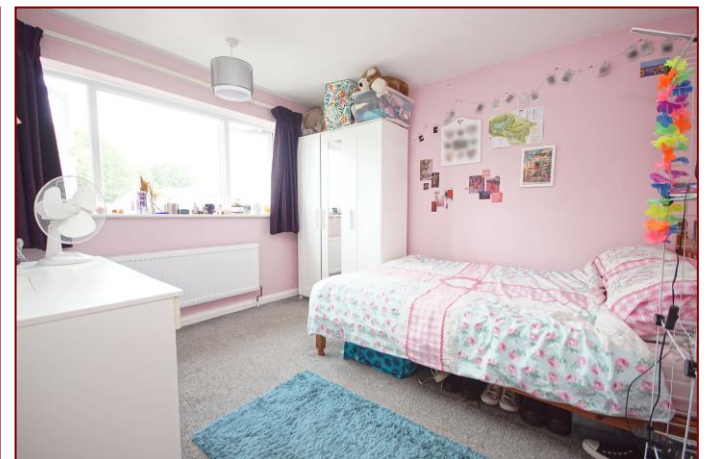
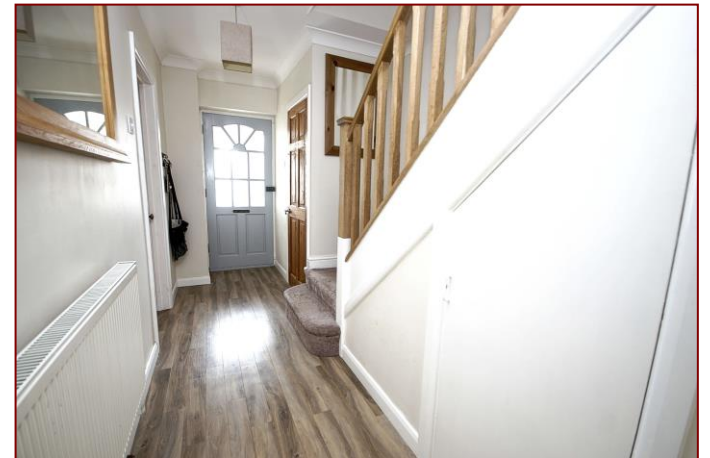
Gas Supply - Mains

Sewerage - Mains

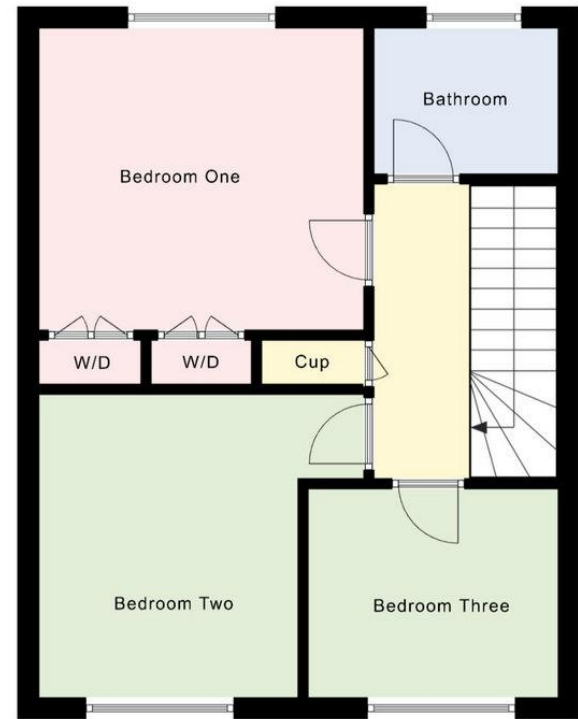
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: C

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£359,995

Mayflower Close, Stubbington, Fareham, PO14 2PZ

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk