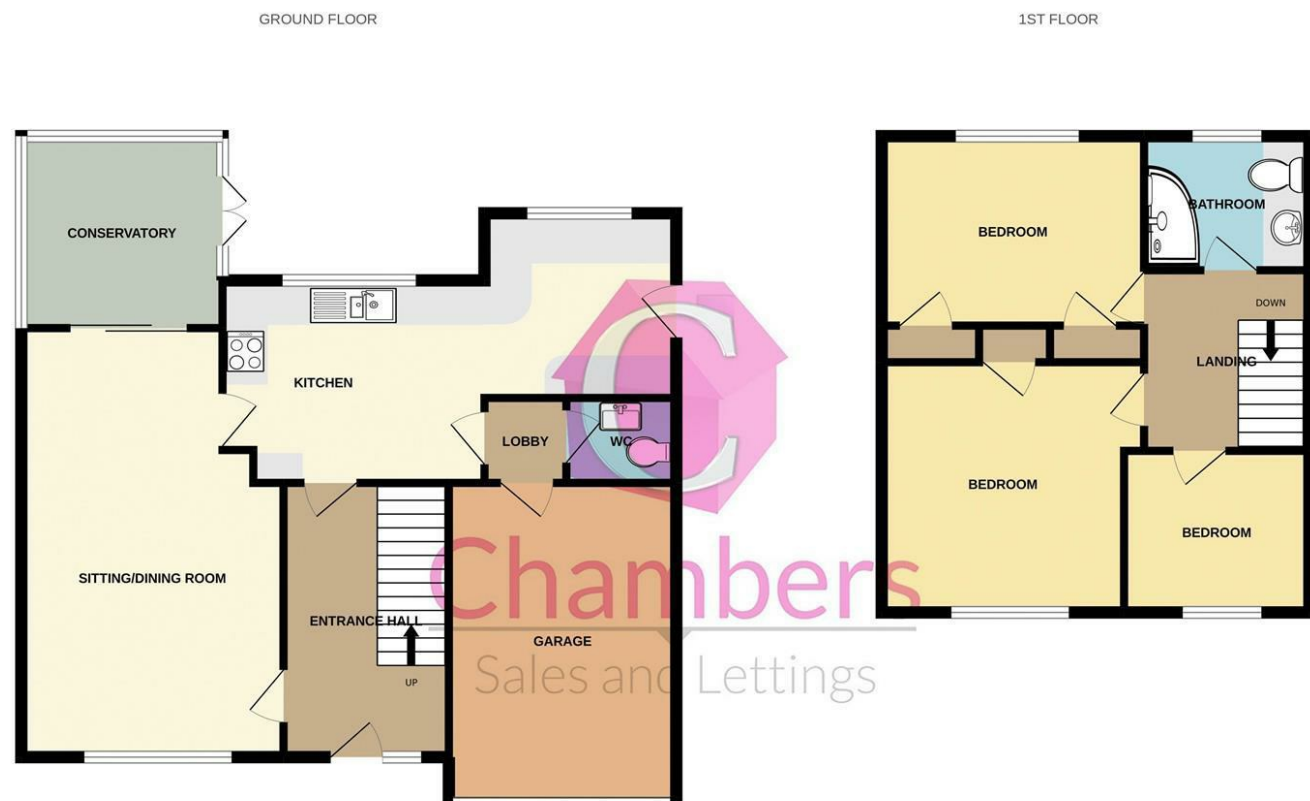




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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£465,500
Freehold



- Front Door**

Entrance Hallway
Textured coved ceiling, access to under stairs storage cupboard, radiator.

Lounge/Dining Room
24'11" x 10'4" nar 8'7" (7.62 x 3.15 nar 2.64)
Skimmed coved ceiling, window to front elevation sliding patio door to conservatory, television point, telephone point, 2 x radiators.

Conservatory
10'3" x 9'6" (3.147 x 2.92)
Constructed from brick and PVCu double glazed elevations under a poly carbonate roof, French style doors to rear garden, radiator

Kitchen
19'1" x 9'4" nar 7'8" (5.82 x 2.87 nar 2.34)
Skimmed ceiling, 2 x windows to rear elevation, door to side access, re-fitted range of modern wall and base units with work surface over, inset 1 1/2 bowl sink with mixer taps, built in oven, induction hob with hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, feature vertical radiator.

Inner Lobby
Textured ceiling, personal door to garage.

Downstairs Cloakroom
Skimmed ceiling, extractor fan, re-fitted suite comprising W.C, wash hand basin, heated towel rail.

First Floor Landing
Skimmed ceiling.

Bedroom 1
12'11" x 10'9" (3.94 x 3.28)
Textured ceiling, window to front elevation, built in wardrobe, radiator.

Bedroom 2
12'2" 9'8" (3.73 2.95)
Textured ceiling, window to rear elevation, 2 x built in wardrobes, radiator.

Bedroom 3
8'11" x 8'0" (2.74 x 2.44)
Skimmed ceiling, window to front elevation, access to roof void, radiator.

Shower Room
6'5" x 5'7" (1.96 x 1.72)
Skimmed ceiling, window to rear elevation, extractor fan, suite comprising walk in shower cubicle, W.C, wash hand basin, floor to ceiling tiling, electric under floor heating.

Outside

Driveway
A paved driveway offering off road parking. Side pedestrian gateway.

Attached Garage
17'1" x 8'7" (5.217 x 2.640)
Up and over door, power and light, wall mounted Vaillant boiler, personal door into house.

Rear Garden
A fully enclosed landscaped rear garden with areas laid to lawn with borders, further area laid to patio, summer house and storage shed both with power, hardstand for large greenhouse, storage area to the rear of the shed.

Agents Note
Subject to the appropriate planning permissions there is potential to extend the property.

Property Information
Traditional construction under a tiled roof.
All mains services connected.
Council tax band D
Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.
Mobile Coverage: According to Ofcom EE,Three,O2 and Vodafone offer Likely or Limited service, however you must make your own enquiries.
Parking: Driveway & garage

