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Trade and Mortgage Subject



Contact
25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersstateagency.com/>



42
Moody Road
Hill Head
Fareham
PO14 2BT



01329 665700
Stubbington

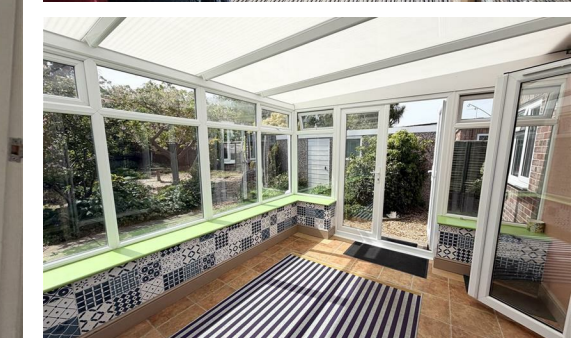
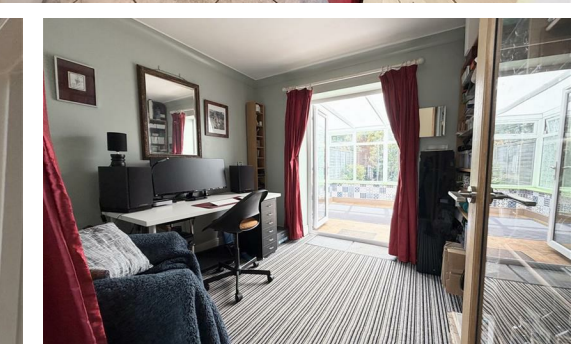
Bursledon

02380 010440

**42 Moody Road
Hill Head
Fareham
PO14 2BT**

Asking Price £419,995
Freehold

 3
  1
  3
  C



A deceptive in size extended and versatile three bedroom semi detached bungalow situated on a well proportioned plot with the advantage of a southerly rear garden. The property is convenient to Hill Head beach as well as Stubbington village and provides three bedrooms, lounge/dining room, study/sitting room and conservatory with three bedrooms, en-suite to bedroom 1, family bathroom and kitchen. Outside the property has driveway including a covered carport leading to the detached garage and larger southerly rear garden.

Entrance Hallway
Coved ceiling, access to roof void, radiator.

Lounge/Dining Room
18'8" x 10'4" (5.71 x 3.15)
Coved ceiling, feature roof lantern, wood burner, 2 x radiators.

Study/Sitting Room
9'6" x 8'7" (2.92 x 2.64)
Coved ceiling, French doors to conservatory.

Conservatory
11'1" x 10'4" (3.40 x 3.15)
Constructed from brick and PVCu double glazed elevations under a poly carbonate roof, French doors to garden.

Kitchen
Coved ceiling, window to side elevation, fitted range of wall and base units with work surface over, inset sink with mixer tap, plumbing for washing machine, space for fridge/freezer, space for slot in cooker.

Bedroom 1
14'6" x 8'5" (4.42 x 2.57)
Coved ceiling, window to rear elevation, radiator.

En-Suite Shower Room
Coved ceiling, window to side elevation, wash hand basin, W.C, shower cubicle, extractor fan, heated towel rail.

Bedroom 2
10'2" x 9'10" (3.12 x 3.00)
Coved ceiling, window to front elevation, radiator.

Bedroom 3
8'9" x 7'10" (2.69 x 2.41)
Coved ceiling, window to front elevation, radiator.

Family Bathroom
8'5" x 5'10" (2.59 x 1.78)
Skimmed ceiling, window to side elevation, suite comprising Roca panel bath, wah hand basin with vanity storage below, W.C, floor to ceiling tiling, radiator.

Outside

Driveway
Block paved driveway offering double width parking. Double vehicular gates leading to.

Carport
Running to the side of the property and block paved offering further parking.

Detached Garage
15'7" x 8'5" (4.762 x 2.568)
Up and over door, power and light, personal door to garden

Rear Garden
A larger mature southerly aspect rear garden, well stocked and with areas laid to lawn and patio, summer house.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		86
	(81-91) B		
	(69-80) C	72	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		

England & Wales EU Directive 2002/91/EC

