



£350,000
49 Alfred Road
Stubbington, PO14 2QZ

PROPERTY SUMMARY

Offered with no forward chain and well-presented throughout, this charming three bedroom bungalow provides spacious and versatile accommodation, having been extended to the rear. The accommodation comprises three bedrooms, a fitted kitchen, bathroom, and a comfortable lounge which flows into a conservatory, creating an excellent space for dining or relaxing while enjoying views over the garden. Externally, the property boasts a large rear garden, ideal for families, keen gardeners or outdoor entertaining. To the front there is ample off-road parking, along with a detached garage featuring a brand new up-and-over door, providing secure parking or additional storage. Located within easy reach of local shops, amenities and transport links, this attractive bungalow offers excellent potential and is not to be missed. Contact our Stubbington Village office today to arrange your viewing.

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PORCH 4' 1" x 3' 6" (1.24m x 1.07m)

BEDROOM 1 10' 5" x 9' 11" (3.18m x 3.02m)

BEDROOM 2 10' 2" x 8' (3.1m x 2.44m)

BATHROOM 5' 11" x 5' 6" (1.8m x 1.68m)

LOUNGE 13' 10" x 10' 5" (4.22m x 3.18m)

KITCHEN 9' 10" x 8' 5" (3m x 2.57m)

BEDROOM 3/RECEPTION 13' 0" x 11' 3" (3.96m x 3.43m)

CONSERVATORY 11' 7" x 6' 6" (3.53m x 1.98m)

OUTSIDE

FRONTAGE Offering off-road parking for multiple cars.

GARAGE Detached garage with up and over door with parking in-front.

LARGE REAR GARDEN





LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)** Regulations 2017, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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