GROUND FLOOR

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Chambers
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Stubbington

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22 St. Marys Road
Stubbington
Fareham
PO14 2HW

Asking Price £325,000
Freehold

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An extended three-bedroom bungalow, ideally located within walking distance of Stubbington village and with convenient access to bus routes. This home has been well-loved for over 20 years by the current owners. The accommodation comprises a porch leading into an entrance hall, lounge, dining room, lean-to, kitchen/breakfast room, three bedrooms, and a family bathroom. Outside, the property boasts a beautifully landscaped, private rear garden, along with parking to the front. Further benefits include a newly installed boiler (January 2025) and the property is offered with no onward chain. Call today to avoid disappointment in this sought-after location: Chambers 01329 665700.

Front Door
Into:

Porch
Skimmed ceiling, two PVCu double glazed windows to side elevations.

Entrance Hall
Textured ceiling, radiator. Doors to:

Bedroom 1
11'8" x 10'0" (3.58 x 3.07)
Textured ceiling, PVCu double glazed bay window to front elevation, radiator.

Bedroom 2
10'4" x 10'0" (3.15 x 3.06)
Textured ceiling, PVCu double glazed bay window to front elevation, radiator.

Lounge
15'1" x 12'1" (4.60 x 3.70)
Skimmed ceiling, PVCu double glazed window to side elevation, featured fire (gas capped off currently) two radiators, telephone point, television point, Open to:

Dining Room
12'2" x 10'0" (3.72 x 3.06)
Skimmed ceiling, radiator, television point, access to loft void - partly boarded with light. Double doors open to:

Sunroom
10'9" x 6'4" (3.28 x 1.95)
Constructed from brick with polycarbonate roof, radiator. sliding patio door open to rear garden.

Inner Lobby
Doors to:

Bedroom 3
9'0" x 8'6" (2.75 x 2.61)
Textured ceiling, PVCu double glazed window to rear elevation, radiator, broadband connection.

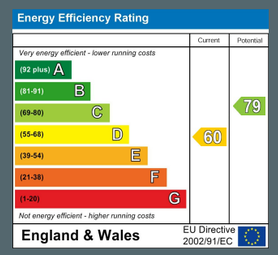
Bathroom
8'0" x 5'8" (2.45 x 1.75)
Textured ceiling, window to side elevation, suite comprising panel bath with electric shower over, WC, wash hand basin, heated towel rail, partly tiled.

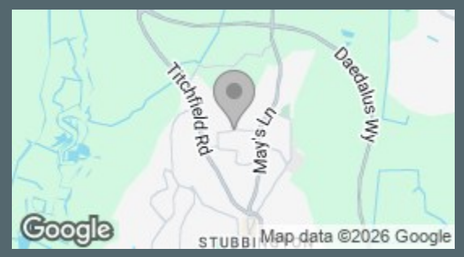
Kitchen/ Breakfast Room
13'8" x 8'6" (4.19 x 2.60)
Textured ceiling, PVCu double glazed window to rear elevation and door to side, fitted range of wall and base/drawer units with work surface over, inset sink, space for oven, fridge/freezer, tumble dryer, plumbing for slimline dishwasher and washing machine. Access to wall mounted combi boiler which was installed in January 2025, radiator.

Outside

Frontage
Offering shingled area for parking, two pedestrian gates accessing front door and side access. shrub boarders.

Rear Garden
A beautifully enclosed private rear garden mainly laid to lawn with further area laid to patio, shrub boarders, large shed and greenhouse.





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