



While 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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**2 Link Way
Stubbington
Fareham
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Asking Price £440,000
Freehold

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  1
 



A detached three bedroom family home situated in a popular cul-de-sac within walking distance to Hill Head beach, Stubbington Village and local schools. The property comprises entrance hall, cloakroom, modern re-fitted kitchen, lounge open to dining room, three bedrooms and re-fitted shower room, The outside benefits a beautiful enclosed rear garden and a garage with a driveway offering ample off-road parking. This home is offered with no onward chain and would make an ideal long term family home. Call chambers today to organise a viewing 01329 665700.

Front Door
Into:
Entrance Hall
Textured ceiling, radiator, understairs area, Doors to:

Cloakroom
Skimmed ceiling, PVCu double glazed window to front elevation, WC, vanity hand wash basin, heated towel rail, tiled.

Kitchen
11'3" x 8'7" (3.45 x 2.62)
Skimmed ceiling, PVCu double glazed window to rear and patio door, re-fitted modern range of wall and base/drawer units with worktop over, inset sink, plumbing for washing machine and slimline dishwasher, integrated fridge/freezer, eyelevel Neff electric oven, AEG electric hob with hood over, larder cupboard.

Lounge/Dining Room
22'11" x 32'9" x 9'10" x 19'3"6" (7'10 x 3'59)
Textured ceiling, electric feature fire place, television point, two PVCu double glazed windows to front elevation, sliding patio doors to rear garden, two radiators.

First Floor Landing
Textured ceiling, access to loft void, PVCu double glazed window to side elevation, access to airing cupboard housing combi boiler (approx 3-4 years old along with the Hive system) Doors to:

Bedroom 1
11'11" x 10'3" (3.65 x 3.13)
Textured ceiling, PVCu double glazed window to front and side elevation, radiator.

Bedroom 2
11'5" x 10'1" (3.48 x 3.08)
Textured ceiling, PVCu double glazed window to rear elevation, fitted wardrobes and drawers, radiator.

Bedroom 3
8'9" x 8'2" (2.69 x 2.50)
Textured ceiling, PVCu double glazed window to rear elevation, radiator.

Shower Room
Skimmed ceiling, PVCu double glazed window to side elevation, a re-fitted modern shower room comprising, WC, heated towel rail, vanity wash hand basin, shaver point, tiled, walk-in shower.

Outside
Frontage
A large driveway with further area paved to the front to offer more parking with shrub borders. Leading to:

Garage
18'2" x 8'2" (5.54 x 2.50)
Up and over door, personal side door and window to rear, space for tumble and extra under counter fridge/freezer, power and light.

Rear Garden
A beautiful fully enclosed rear garden mainly laid with a patio area and lawn, shrub borders ,personal door into garage, pedestrian side gate.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

