

**A delightful three bedroom detached bungalow situated in a pleasant part of Stubbington. The bungalow boasts two driveways, garage and conservatory.**

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Cupboard housing meters and consumer unit, radiator.

**Lounge 16' 4" x 10' 8" (4.97m x 3.25m) plus bay windows**

Three UPVC double glazed bay windows to front elevation and UPVC double glazed window to side elevation, electric fireplace with stone surround and wooden mantle, two radiators.

**Kitchen 11' 11" x 8' 10" (3.63m x 2.69m) plus pantry**

UPVC double glazed window to side elevation and UPVC double glazed panelled door to side elevation, fitted with base cupboards and matching eye level units, single sink and drainer with mixer tap and additional drinking water tap, integrated oven with electric hob, plumbing and space for washing machine, tiled flooring.

**Inner Hall**

Access to loft, cupboard housing boiler.

**Bedroom One 13' 3" x 10' 11" (4.04m x 3.32m) plus wardrobe**

UPVC double glazed window to rear elevation, fitted wardrobes, radiator.

**Bedroom Two 11' 0" x 9' 1" (3.35m x 2.77m) plus wardrobes**

UPVC double glazed window to side elevation, two built in wardrobes, additional storage cupboard, radiator.

**Bedroom Three 9' 1" x 7' 11" (2.77m x 2.41m)**

UPVC double glazed sliding doors to conservatory, cupboard with shelving, radiator.

**Conservatory 13' 4" x 12' 11" (4.06m x 3.93m)**

UPVC double glazed windows with UPVC double glazed patio doors leading to rear garden, electric heater, courtesy door to garage.

**Bathroom 5' 10" x 5' 4" (1.78m x 1.62m)**

Obscured UPVC double glazed window to side elevation, p-shape bath with jacuzzi keys and mains shower above, heated towel rail, sink with built in vanity unit with storage.

**Cloakroom 5' 10" x 2' 9" (1.78m x 0.84m)**

Obscured UPVC double glazed window to side elevation. close coupled W.C.

**Garage 19' 0" x 8' 11" (5.79m x 2.72m)**

Power and light connected, electric up and over door.

**Outside**

To the rear is a wrap-around garden mainly laid to lawn with shrubs and small trees, fenced boundaries, decking area leading from conservatory. To the front is laid to lawn with shrubs, a brick wall with wrought iron fence and double gates leading to brick paved driveways either side of the bungalow. one leading to the garage and other gated access to rear garden.

**General Information**

Construction – Non-Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

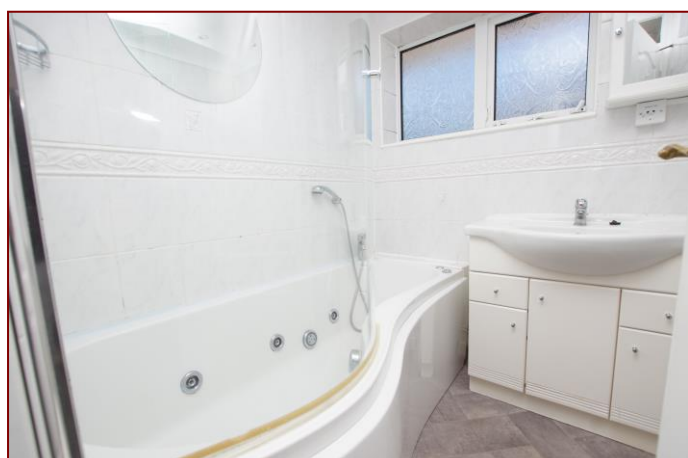
Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£400,000

Denham Close, Stubbington, Fareham, PO14 2BQ

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

\*DRAFT DETAILS\*

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