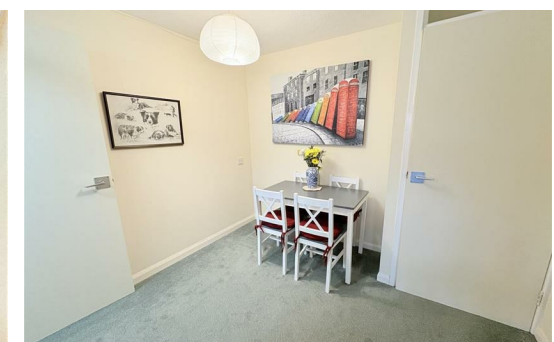




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Stubbington



30 Hamble Court Shannon Road Stubbington PO14 3TD

£144,950  
Leasehold



Entrance Hallway

Accessed via a UPVC front door, intercom entry system, stairs to first floor with fitted stair lift (this can be removed by the seller if you wish).

Dining Room

9'8" x 8'7" (2.96 x 2.63)

Space for table and chairs, radiator, open access to lounge, door to Inner hallway.

Lounge

13'5" x 12'4" (4.09 x 3.77)

Two double glazed windows to front elevation, access to storage cupboard, radiator.

Inner Hallway

Doors giving access to bedroom, shower room, kitchen and access to airing cupboard with hot water tank.

Kitchen

9'4" x 5'5" (2.86 x 1.66)

Double glazed window to rear elevation with pleasant views over the common, inset stainless steel sink, plumbing for washing machine, space for fridge and freezer side by side, gas point for cooker (if required), wall mounted boiler (approximately 10 years old and serviced yearly).

Bedroom

9'8" min x 9'5" (2.95m min x 2.87m)

Double glazed window to rear elevation with pleasant views of the common, built in triple wardrobe, radiator,

Shower Room

Refitted with a white suite comprising of a large walk in shower cubicle, low level WC, inset vanity sink unit, half tiled walls, access to loft via void.

Leasehold Information

The seller informs as us that £155 is paid monthly and this includes: building insurance, window cleaning, emergency pull cord facilities and parking permit. This is reviewed yearly on April 1st by Hyde Group.

Parking

The property comes with a parking permit and two visitors spaces.

Communal Facilities

There are communal gardens for you to use as well as a bin store.

Storage

There is a brick shed adjacent to the front door housing the meters which is also a useful storage cupboard.



| 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 |           |