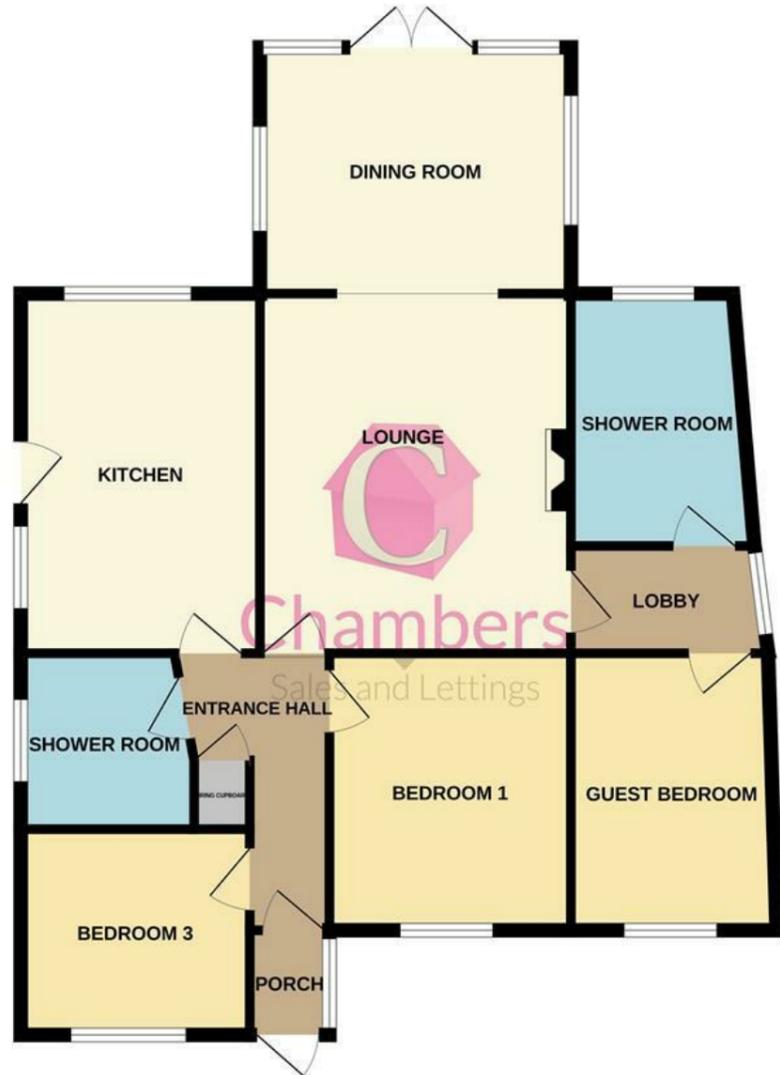


GROUND FLOOR



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

**81 Old Farm Lane
Stubbington
Fareham
PO14 2BY**

Offers Over £450,000
Freehold

 3
  2
  2
  C



NO CHAIN AHEAD.....A very well presented extended three bedroom detached bungalow situated in a popular residential location close to the beach and well located for the village. The property offers versatile accommodation with both family shower room and guest shower room facilities, lounge open to large dining room, re-fitted kitchen, detached garage complimented by carport parking behind secure gates. With a beautiful low maintenance landscaped garden this bungalow really does warrant an early internal inspection.

Front Door

Into:

Entrance Hallway

Skimmed covered ceiling, access to boiler cupboard housing Vaillant boiler, radiator. Doors to:

Lounge

13'11" x 10'5" (4.26 x 3.19)

Skimmed covered ceiling, radiator. Open to:

Dining Room

10'8" x 10'0" (3.26 x 3.06)

Skimmed covered ceiling, window to side elevation, patio doors to garden, radiator.

Kitchen

14'9" x 8'11" (4.52 x 2.72)

Skimmed ceiling, window to rear elevation, door to side access, re-fitted range of wall and base units with work surface over, inset 1 1/2 bowl sink with mixer taps, built in oven, microwave oven, fridge and freezer, hob with canopy hood over, plumbing for washing machine, radiator.

Access to roof void via drop down wooden bi-fold ladder, the loft is fully boarded with power and light and Velux style window and measures 3.08x2.86. The current and previous owners have used this area as a study, however it must be noted this is a loft and not a formal room.

Bedroom 1

11'6" x 10'5" (3.51 x 3.19)

Textured covered ceiling, window to front elevation, radiator.

Inner Lobby

(From Lounge) Textured covered ceiling, window to side elevation. Doors to:

Guest Bedroom

11'5" x 7'6" (3.48 x 2.30)

Textured ceiling, window to front elevation, radiator.

Shower Room

7'3" x 5'0" mean (2.22 x 1.53 mean)

Textured covered ceiling, window to rear elevation, extractor fan, suite comprising shower cubicle, pedestal wash basin, W.C, radiator.

Bedroom 3

8'11" x 8'5" (2.74 x 2.59)

Window to front elevation, radiator.

Family Shower Room

5'9" x 5'1" (1.76 x 1.57)

Skimmed covered ceiling, window to side elevation, suite comprising walk in shower cubicle, wall mounted 1/2 pedestal wash basin, W.C, Aqua style wall panelling, heated towel rail.

Outside

Driveway

Offering off road parking, double vehicular access gates. Leading to:

Carport

A covered carport with parking for 1 or 2 cars. Leading to:

Garage

Up and over door, power and light.

Rear Garden

A fully enclosed rear garden with areas laid to lawn and patio, space for garden shed and greenhouse, outside P.I.R security lights.



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		69	85
EU Directive 2002/91/EC			

