

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

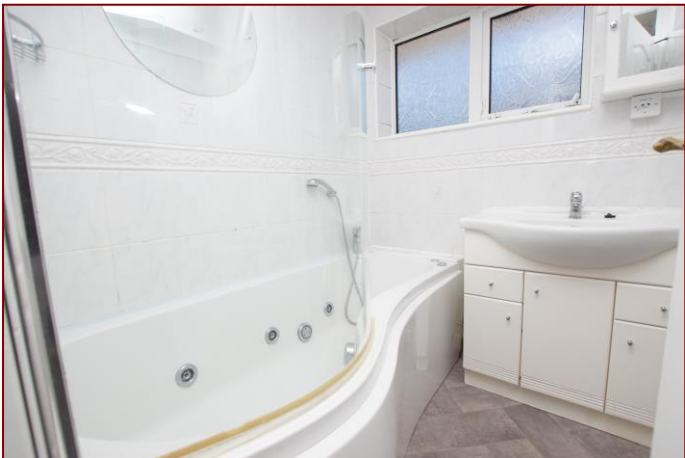
Gas Supply - Mains

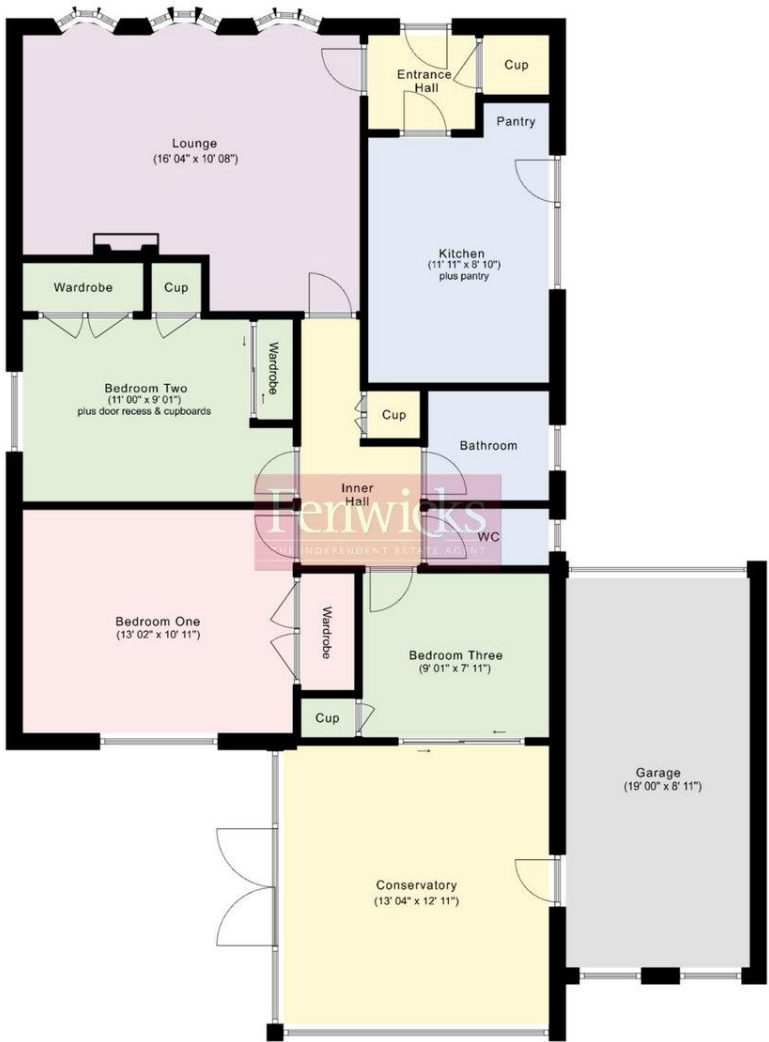
Sewerage - Mains

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

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£390,000
Denham Close, Stubbington, Fareham, PO14 2BQ

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT