



£339,950
7 Tangyes Close
Stubbington, PO14 2LW

PROPERTY SUMMARY

This well-presented two-bedroom semi-detached bungalow is offered for sale with no forward chain and is tucked away in a quiet cul-de-sac within easy walking distance of Stubbington Village and its excellent range of local amenities. The accommodation comprises an entrance porch leading into a welcoming hallway, a spacious lounge featuring a gas fire and a large front-facing window allowing plenty of natural light, and two generous double bedrooms, with the main bedroom benefiting from built-in wardrobes and overlooking the rear garden. There is also a shower room and a bright, double-aspect open-plan kitchen/dining room. A door from the kitchen leads out to the low-maintenance rear garden, which provides side access to the generous driveway and detached garage. Further benefits include owned solar panels, double glazing, gas central heating, and ample off-road parking. We strongly recommend arranging an internal viewing to fully appreciate everything it has to offer.





PORCH

HALLWAY

LOUNGE 13' 7" x 11' 9" (4.14m x 3.58m)

KITCHEN/DINER 13' 8" x 10' (4.17m x 3.05m)

BEDROOM ONE 12' 7" x 11' 9" (3.84m x 3.58m)

BEDROOM TWO 11' 8" x 10' 1" (3.56m x 3.07m)

SHOWER ROOM 6' 9" x 5' 6" (2.06m x 1.68m)

OUTSIDE

REAR GARDEN

GARAGE 16' 8" x 8' (5.08m x 2.44m)

DRIVEWAY



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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