

This delightful extended three bedroom detached bungalow is situated in a popular location and close to Stubbington Village. The property benefits from extended living space, a pleasant enclosed rear garden and ample off road parking

**The Accommodation Comprises**  
UPVC double glazed door into:

**Entrance Hall**

Loft access, storage cupboard, high level cupboard housing consumer unit, radiator.

**Lounge**

UPVC double glazed window to side elevation, UPVC double glazed window to rear elevation, radiator.

**Dining Room**

Obscured UPVC double glazed window to side elevation, light tunnel, storage cupboard, airing cupboard housing immersion tank, radiator.

**Kitchen/Breakfast Area**

Two UPVC double glazed windows to side elevation, UPVC double glazed window and door to rear elevation leading to garden, tiled flooring, plumbing for washing machine, space for cooker, space for fridge/ freezer, stainless steel sink with drainer, ladder style radiator & standard radiator, range of base cupboards with matching eye level units.

**Bedroom one**

UPVC double glazed bay window to front elevation, radiator, fitted wardrobes and dressing area, door into:

**En suite**

Obscured UPVC double glazed window to side elevation, closed coupled WC, walk in shower cubicle with electric shower, wall mounted wash hand basin with storage, radiator, extractor fan.

**Bedroom Two**

UPVC double glazed window to front elevation, radiator.

**Bedroom Three**

UPVC double glazed window to side elevation, radiator.

**Bathroom**

Obscured UPVC double glazed window to side elevation, close coupled WC, wash hand basin with mixer tap built into vanity unit with storage below, bath, radiator.

**Outside**

To the rear lawned area with planted borders, fenced boundaries, patio area, greenhouse, garage with power and lighting, brick-built storage extension joined to the bungalow housing boiler and space for tumble dryer, to the side is a hardstanding for parking and allowing access to the garage via double wooden gates. To the front is a brick paved driveway leading to double gates accessing hard standing, shingled pathway leading to front door, planted borders.

**General Information**

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

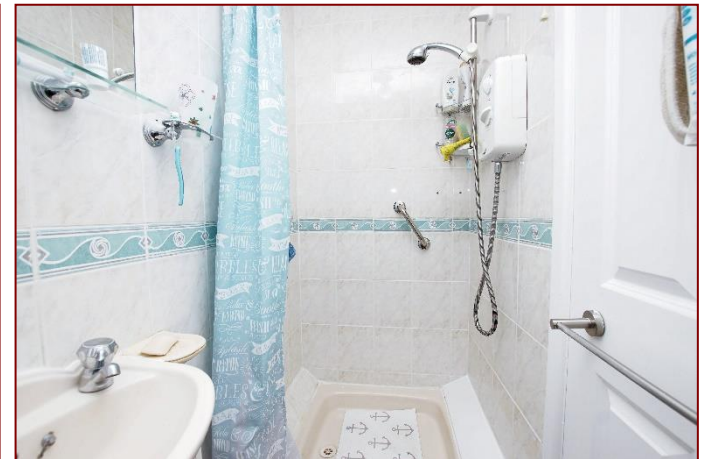
Gas Supply - Mains

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		
69-80	C	73 C	80 C
55-68	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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£460,000

Mancroft Avenue, Stubbington, PO14 2BD

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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