

Situated in a popular area of Stubbington is this delightful and well presented three bedroom semi detached house. The property benefits from a fitted kitchen with integrated appliances, pleasant enclosed rear garden and driveway leading to garage. Stubbington Village and popular schools are also close by.

**The Accommodation Comprises**

UPVC double glazed front door to:

**Entrance Hall**

Coved ceiling, stairs to first floor, radiator.

**Lounge/Diner 25' 4" x 12' 8" narrowing to 8' 6" (7.72m x 3.86m)**

UPVC double glazed windows to front elevation, coved ceiling, three radiators, under stairs storage cupboard, UPVC double glazed double opening doors to rear garden, opening to:

**Kitchen 11' 3" x 7' 1" (3.43m x 2.16m)**

UPVC double glazed window and door to rear garden, coved ceiling, fitted with a range of base cupboards and matching eye level units, roll top worksurfaces, tiled surround, one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated electric oven and gas hob with extractor hood over, under unit lighting, integrated appliances to include under counter dishwasher, washing machine, fridge and freezer.

**Landing**

Coved ceiling, access to loft space, storage cupboard with hanging rail.

**Bedroom One 11' 0" plus wardrobes x 9' 10" (3.35m x 2.99m)**

Double aspect with UPVC double glazed windows to rear and side elevations, two radiators, range of built-in wardrobes.

**Bedroom Two 12' 3" x 8' 7" plus recess (3.73m x 2.61m)**

UPVC double glazed window to front elevation, radiator.

**Bedroom Three 10' 1" x 7' 5" (3.07m x 2.26m)**

UPVC double glazed window to front elevation, radiator.

**Bathroom 7' 0" x 6' 1" (2.13m x 1.85m)**

Obscured UPVC double glazed window to rear elevation, inset spotlighting, close coupled WC with concealed cistern, wash hand basin set in vanity unit, further wall units, bath with mixer tap and main shower over, ladder style radiator, extractor fan.

**Outside**

The rear garden is enclosed by wood panelled fencing, primarily laid to lawn, patio area with remote controlled awning above, raised decking area to the rear of the garden, shrubs to borders and side access. To the front of property there is further garden, driveway leading to garage.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

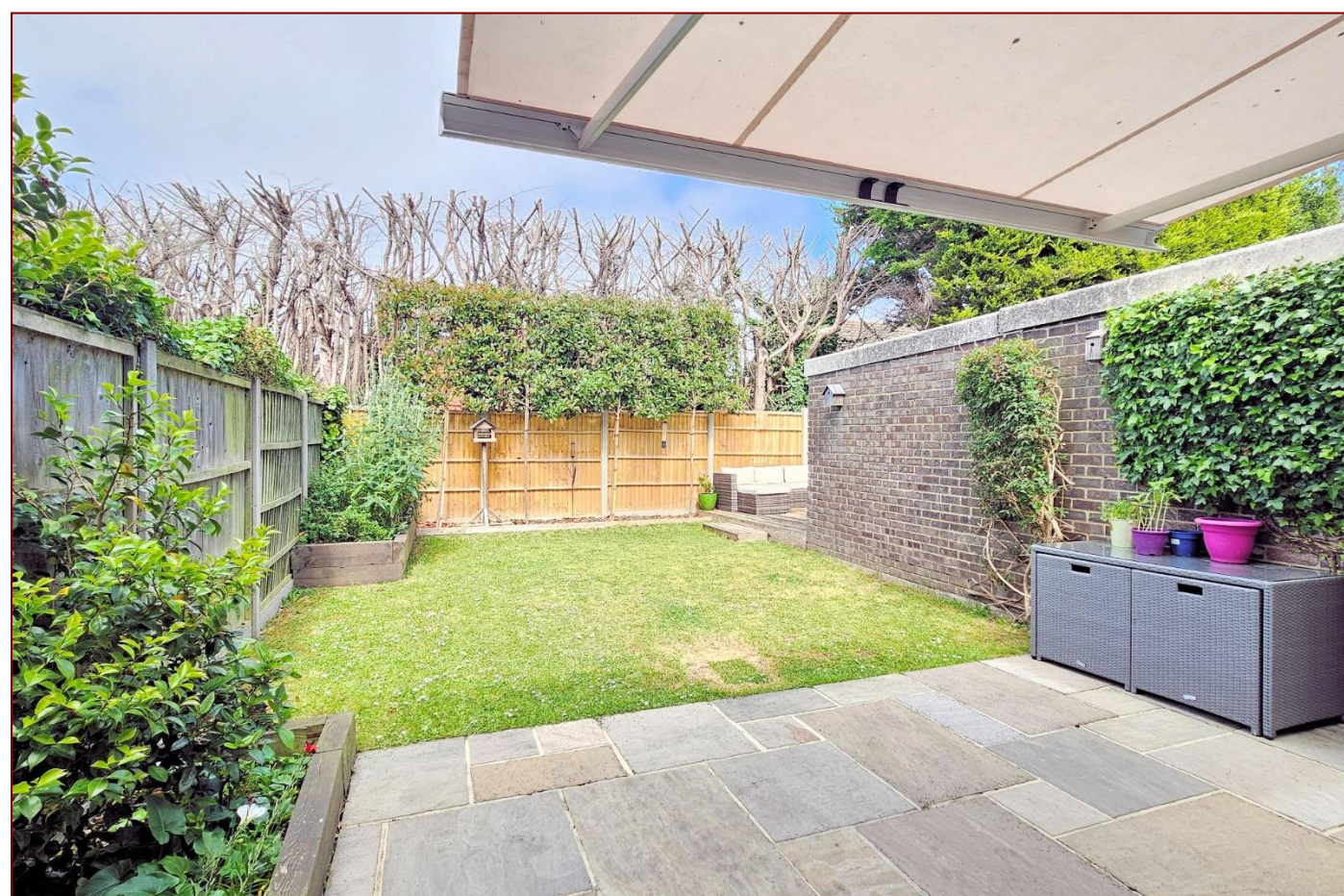
Gas Supply - Mains

Sewerage - Mains

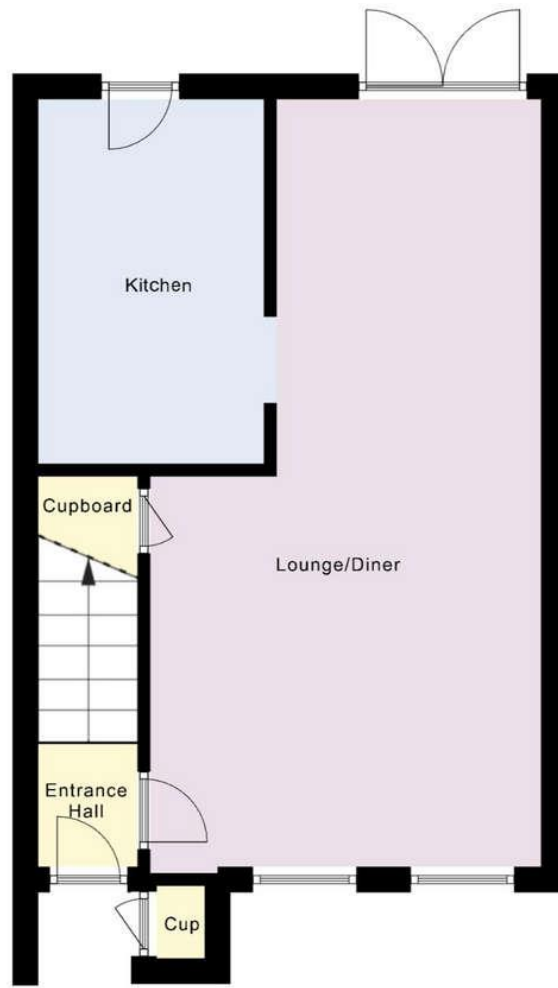
Mobile & Broadband coverage - Please check via:

<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		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: C

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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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£345,000

Plymouth Drive, Stubbington, Fareham, PO14 3SS

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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