

This delightful three bedroom bungalow is situated close to Stubbington Village and benefits from a pleasant enclosed rear garden and ample off road parking.

The Accommodation Comprises:-
UPVC double glazed front door to;

Entrance Hall:-
Cupboard housing metres and fuse box, access to loft space, radiator.

Lounge:- 12' 11" x 12' 8" (3.93m x 3.86m)
UPVC double glazed windows and double opening doors to conservatory, coved ceiling, gas fireplace with tiled inset and hearth and surround, radiator.

Conservatory:- 10' 11" x 9' 0" (3.32m x 2.74m)
UPVC double glazed windows and siding door to rear garden, polycarbonate roof, radiator.

Kitchen:- 9' 2" x 8' 11" (2.79m x 2.72m)
UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, one half bowl single drainer stainless steel sink unit with mixer tap, wall mounted boiler, recess and plumbing for washing machine, space for fridge/ freezer.

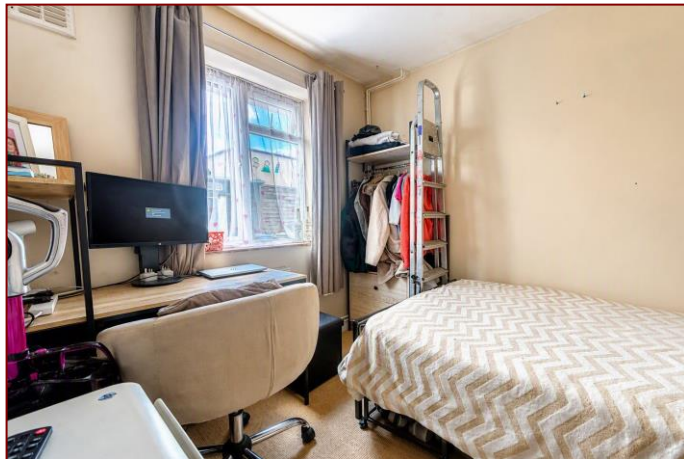
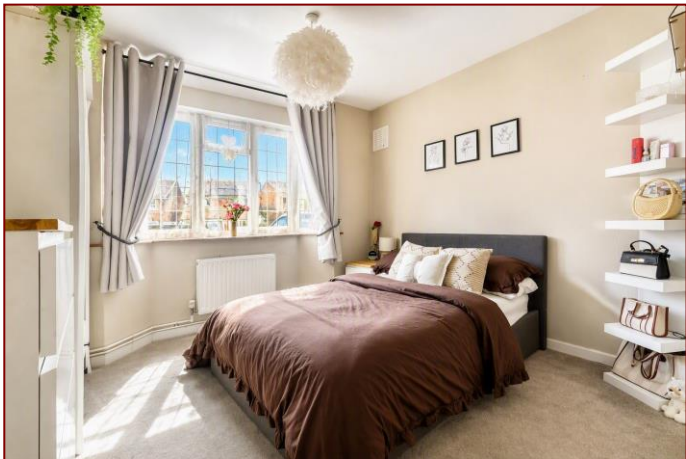
Bedroom One:- 12' 11" x 10' 5" (3.93m x 3.17m)
UPVC double glazed leaded light window to front elevation, built-in wardrobe, radiator.

Bedroom Two:- 11' 5" x 10' 4" (3.48m x 3.15m) maximum measurements
UPVC double glazed leaded light bay window to front elevation, radiator.

Bedroom Three:- 9' 3" x 8' 2" (2.82m x 2.49m)
UPVC double glazed window to side elevation, radiator.

Bathroom:-
Close coupled W.C, pedestal wash hand basin, bath with mains shower over, radiator.

Outside:-
The rear garden is enclosed by panelled fencing and primarily laid to lawn, decking and patio areas, storage shed. To the front of the property there is a further garden and driveway providing off-road parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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

£350,000
Cuckoo Lane, Stubbington, PO14 3PA

Fenwicks
THE INDEPENDENT ESTATE AGENT

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