A delightful detached house situated in the popular Stubbington location. Ideally positioned close to the village centre, local amenities and well-regarded schools. The property has been thoughtfully extended to provide spacious accommodation. Featuring four bedrooms, a family bathroom and an additional shower room. There is an enclosed rear garden which is paved for ease of maintenance and off road parking to the front.

Entrance Hallway
UPVC double glazed obscured window to front elevation, laminate flooring, coved ceiling, radiator, understairs storage cupboard.

Cloakroom
Low-level WC, wash hand basin, UPVC double glazed obscured window to front elevation, useful storage cupboard.

Lounge 18' 11'' x 11' 8'' (5.76m x 3.55m) max. measurements
Two UPVC double glazed windows to front elevation, laminate flooring, coved ceiling, two radiators, double opening doors leading to dining room.

Dining Room 16' 1'' x 9' 2'' (4.90m x 2.79m) irregular shape – max. measurements
Laminate flooring, coved ceiling, UPVC double glazed window and door providing access to rear garden, door leading to kitchen.

Kitchen/Breakfast Room 20' 11'' x 8' 7'' (6.37m x 2.61m)
Fitted with a range of matching base and eye-level units, rolled-edge work surfaces, breakfast bar, inset spotlighting, tiled flooring, housing cupboard for boiler, integrated double electric oven and hob, integrated fridge, radiator, UPVC double glazed window and door leading to conservatory, door leading to storeroom.

Storeroom 10' 1'' x 7' 11'' (3.07m x 2.41m)
The rear divided section of the garage, spotlighting.

Conservatory 13' 11'' x 13' 1'' (4.24m x 3.98m) max. measurements
Polycarbonate roof, UPVC double glazed windows, double opening doors leading to rear garden, tiled flooring.

First Floor Landing
UPVC double glazed window to side elevation, access to loft space, airing cupboard with shelving, further storage cupboard with shelving, doors leading to all four bedrooms, bathroom and shower room.

Bedroom One 11' 11'' x 11' 9'' (3.63m x 3.58m) max. measurements
UPVC double glazed windows to front and side elevations, radiator, built-in wardrobes.

Bedroom Two 12' 7'' x 9' 4'' (3.83m x 2.84m) plus door recess
UPVC double glazed window to side elevation, built-in wardrobes, radiator.

Bedroom Three 9' 9'' x 8' 7'' (2.97m x 2.61m)
UPVC double glazed window to rear elevation, radiator.

Bedroom Four 9' 9'' x 9' 2'' (2.97m x 2.79m)
UPVC double glazed window to rear elevation, radiator.

Bathroom 6' 5'' x 6' 2'' (1.95m x 1.88m)
Low-level WC with concealed cistern, wash hand basin set within vanity unit, bath with electric shower over, ladder-style heated towel radiator, tiled flooring, part-tiled walls, UPVC double glazed obscured window to side elevation.

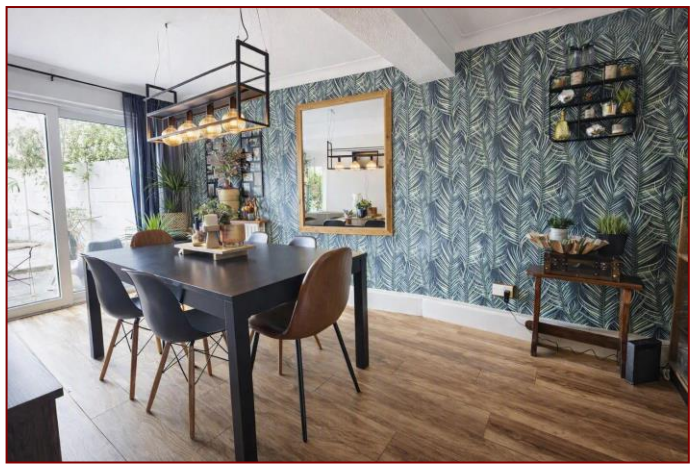
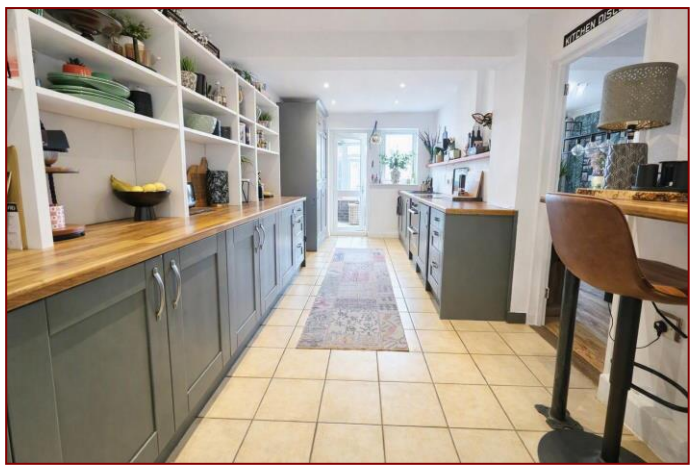
Shower Room 6' 9'' x 5' 5'' (2.06m x 1.65m) max. measurements
Low-level WC with concealed cistern, wash hand basin set within vanity unit, shower cubicle with electric shower, UPVC double glazed obscured window to side elevation.

Outside
Enclosed rear garden, predominantly laid to paving for ease of maintenance, outside lighting, external water tap, bar area, shed, side access. To the front of the house there is off road parking.

Store 8' 3'' x 7' 5'' (2.51m x 2.26m)
Front part of divided garage, up and over door.

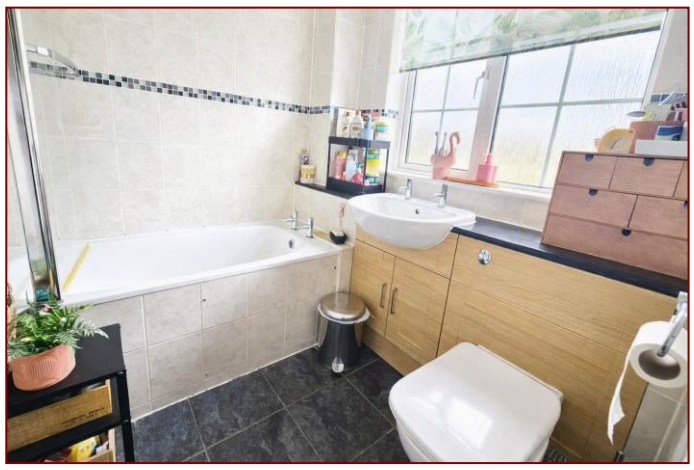
Agents Note
The current owners are installing new double glazing as part of the sale.

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



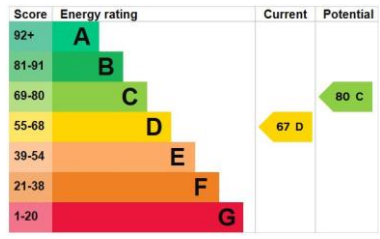







Fenwicks
THE INDEPENDENT ESTATE AGENT





Tenure: Freehold

Council Tax Band: E

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.

The Property Ombudsman



DRAFT DETAILS

£525,000

Windermere Avenue, Stubbington, Fareham, PO14 2DR

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

Fenwicks
THE INDEPENDENT ESTATE AGENT