



While every attempt has been made to ensure the accuracy of the description of the property contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.



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£440,000
Freehold



Front Door

Into:

Entrance Hall

Skimmed ceiling, herringbone flooring, access to meter cupboard, access to loft void with pull down ladder access to combi-boiler and bordered.

Open Planned Living area into Kitchen

24'4" x 10'9" (19'10" into kitchen area) 8'7" kitc (7.42m x 3.30m (6.05m into kitchen area) 2.63 kitch)

An 'L' shape open planning living area into the kitchen, skimmed ceiling with spot lights, skylight, two radiators, bi-folding doors over looking the rear garden, herringbone flooring, the kitchen offers a brand new Howdens kitchen with fitted range of wall and base/drawer units with work surface over, inset sink with PVCu double glazed window to rear elevation, integrated dishwasher, washing machine, fridge/freezer and oven with induction hob and extractor hood over.

Bedroom 1

14'0" x 12'1" (4.29 x 3.70)

Skimmed ceiling with spot lights, PVCu double glazed bay window to front elevation, radiator., carpets.

Bedroom 2

9'3" x 7'8" (2.82 x 2.36)

Skimmed ceiling, PVCu double glazed window to side elevation, radiator, carpets,

Bedroom 3

7'10" x 7'7" (2.39 x 2.33)

Skimmed ceiling with spot lights, PVCu double glazed window front to elevation, radiator, carpets.

Bathroom

5'10" x 5'6" (1.79 x 1.69)

Skimmed ceiling with spot lights, brand new suite comprising bath with rainfall shower head over and independent shower over with mixer taps, vanity wash hand basin, WC, extractor fan, heated towel rail, PVCu double glazed window to side elevation.

Outside

Frontage

A larger than average paved frontage offering ample off-road parking, with a hedge border offering great privacy. (this area is currently being tidied up) Leading to:

Detached Garage

16'0" x 8'0" (4.89 x 2.46)

Up and over door, side door access into rear garden, power and light.

Rear Garden

A fully enclosed beautifully landscaped rear garden mainly laid to lawn with a further patio area, side pedestrian gate, large shed at the rear of the garden with plenty of storage.

