



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**20 Hawk Close
Stubbington
Fareham
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**£285,000
Freehold**

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This well presented three bedroom house is situated in a Cul-De-Sac location convenient to the beach, local shops and schools. The accommodation comprises of a lounge/dining room, fitted kitchen, bathroom, rear garden, a garage in a block and potential for a driveway subject to a dropped kerb.. The property also benefits from having gas central heating and double glazing. The property is offered with no forward chain! Ideal for first time buyers. Call Chambers today for an internal viewing 01329 665770.

Porch
Front Door into porch with further internal door open to:

Lounge/Dining Room
14' 4 x 11' 8 (4.37m x 3.56m)
Skimmed ceiling with inset down lights, PVCu double glazed window to front elevation, radiator, carpet as fitted, wall lights, PVCu double glazed patio doors to rear garden.

Kitchen
Skimmed ceiling with inset down lights, PVCu double glazed window to rear aspect, fitted range of wall and base units with chrome door ware including glass display units with lighting. Rolled edge granite effect work surfaces with complimentary tiling above. One and a half bowl stainless steel sink unit with mixer tap, built in Neff oven, inset Neff 4 ring gas hob, extractor fan above, large understair storage cupboard, wall mounted boiler. Laminate flooring.

First Floor Landing
Skimmed ceiling, access to loft void, doors to:

Bedroom 1
14' 4 x 8' 4 (4.37m x 2.54m)
Skimmed plastered ceiling with inset down lights, PVCu double glazed lead light effect window to front aspect, radiator, carpet as fitted, wall lights, built in three door mirrored wardrobe.

Bedroom 2
9' 9 x 8' 4 (2.97m x 2.54m)
Skimmed ceiling with inset downlights, UPVC double glazed window to rear aspect, radiator, carpet as fitted.

Bedroom 3
9' 1 x 6' 2 (2.77m x 1.88m)
Skimmed ceiling with inset downlights, UPVC double glazed window to front aspect, radiator, carpet as fitted, built in cupboard with shelving.

Bathroom
Skimmed ceiling with inset downlights, suite comprising PVC uobscure glazed window to rear aspect, radiator, ceramic tiled flooring, low level WC, panelled bath with mains shower over, pedestal hand wash basin, tiled to principle areas.

Outside
Front Garden
Mainly laid to lawn with shrub borders, pathway to UPVC double glazed front door.

Rear Garden
A fully enclosed rear garden mainly laid to lawn, path leading to rear gated entrance, patio area.

Garage
A garage with up and over door located in a near by block in the road.

Hawk Close
Standard construction, heating source - Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : C
Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/>
The vendor has experienced no flooding in the past 5 years

The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationse>

