

This well presented and extended bungalow is situated in a requested location of Stubbington and offered for sale with no forward chain. The property benefits from two/three bedrooms, modern kitchen & shower room, ample parking and garage.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Porch

Glazed door to:

Entrance Hall

Cupboards housing meters, access to loft space, radiator.

Lounge 15' 4" x 12' 2" (4.67m x 3.71m) into bay

Coved ceiling, UPVC double glazed half bay window to front elevation, radiator, electric fire with brick surround and tiled hearth.

Kitchen 11' 3" x 8' 10" (3.43m x 2.69m) plus door recesses

UPVC double glazed window to side elevation, refitted with a modern range of base cupboards and matching eye level units, worksurface over, stainless steel single drainer sink unit with mixer tap, integrated electric oven, recess and plumbing for washing machine, gas hob with extractor hood over, radiator, door to:

Dining Room/Bedroom Three 9' 8" x 9' 0" (2.94m x 2.74m) plus wardrobe

Double aspect with UPVC double glazed windows to side and rear elevations, radiator, built-in wardrobes.

Bedroom One 12' 4" x 10' 11" (3.76m x 3.32m)

UPVC double glazed window to rear elevation, a range of built-in wardrobes and dressing table, fitted mirror and light.

Bedroom Two 9' 1" x 7' 8" (2.77m x 2.34m)

UPVC double glazed window to front elevation, radiator.

Shower Room 7' 5" x 5' 4" (2.26m x 1.62m)

UPVC double glazed obscured window to side elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, ladder-style radiator, shower cubicle with mains shower and additional rainfall shower head.

Outside

The rear garden is well maintained, enclosed by wooden panelled fencing, laid to lawn with patio areas, courtesy door to garage, raised borders, greenhouse and storage shed. To the front of the property there is a driveway providing ample off-road parking and leading to garage with double opening doors.

Agents Note

The vendor of this property is an employee of Fenwicks Estates Agents.

General Information

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

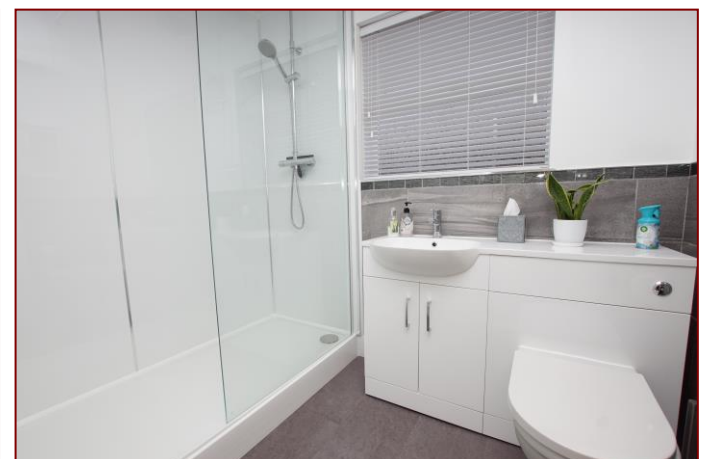
Gas Supply – Mains

Sewerage – Mains

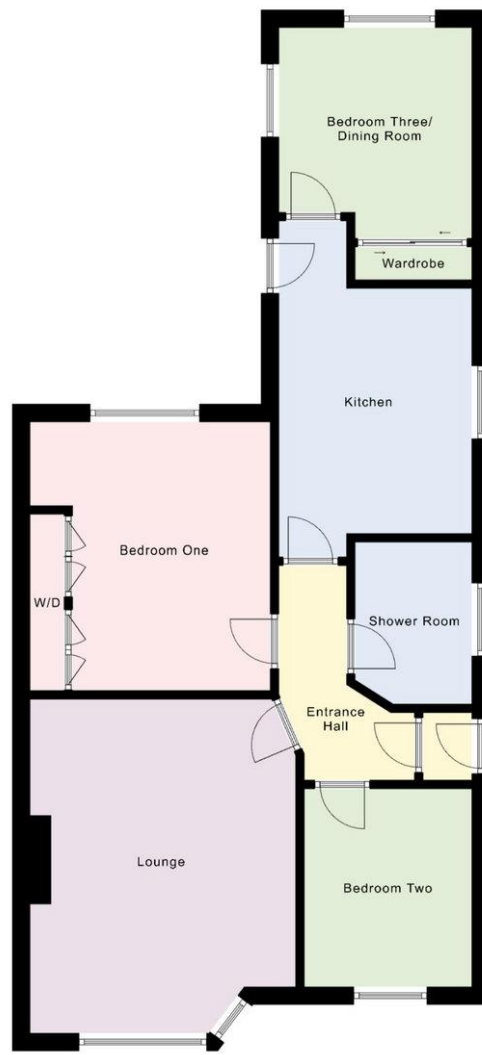
Mobile & Broadband coverage - Please check via:

<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		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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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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£379,995

Walnut Drive, Stubbington, Fareham, PO14 2DH

Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

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