

Situated in a popular location within Stubbington is this beautifully presented three bedroom semi detached home situated within close proximity to local schools. The property benefits from extended living accommodation, ample off road parking and garage.

The Accommodation Comprises:

Entrance Hall

Storage cupboard, stairs leading to first floor, laminate flooring.

Cloakroom 5' 10" x 2' 10" (1.78m x 0.86m)

Obscured UPVC double glazed window to side elevation, tiled flooring, close coupled WC, wash hand basin, radiator.

Lounge 15' 11" x 10' 7" (4.85m x 3.22m)

UPVC double glazed window to front elevation, radiator.

Kitchen/Dining Room 15' 10" x 11' 4" (4.82m x 3.45m)

Range of base cupboards and matching eye level units with under unit lighting, space and plumbing for washing machine, space for cooker, radiator, space for dishwasher, cupboard housing boiler, space for fridge/freezer, laminate flooring, one and a half stainless steel sink with drainer and mixer tap.

Family Room 15' 6" x 10' 2" (4.72m x 3.10m)

UPVC double glazed windows to rear elevation with built in blinds, bifold doors leading out to garden with built in blinds, two Velux windows, inset spotlights, vertical style radiator, door leading into garage.

First Floor Landing

Access to loft, airing cupboard housing immersion heater.

Bedroom One 12' 9" x 9' 0" (3.88m x 2.74m)

UPVC double glazed window to front elevation, radiator, built in wardrobe.

Bedroom Two 11' 5" x 8' 9" (3.48m x 2.66m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 11' 5" x 6' 9" (3.48m x 2.06m)

UPVC double glazed window to rear elevation, radiator.

Bathroom 6' 2" x 5' 5" (1.88m x 1.65m)

Obscured UPVC double glazed window to side elevation, WC with built in cistern and wash hand basin set within vanity unit, heated ladder style radiator, panelled bath with mains shower connection and tiled surround, tiled flooring.

Garage 15' 11" x 7' 11" (4.85m x 2.41m)

Power and lighting with electric roller door, UPVC double glazed door into garden.

Outside

To the front is a brick paved driveway offering ample off road parking and access to driveway.

To the rear is a beautifully presented and well maintained garden with mature borders, lawned area. The garden also benefits from a patio area, fenced boundaries , outside tap and access into garage.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

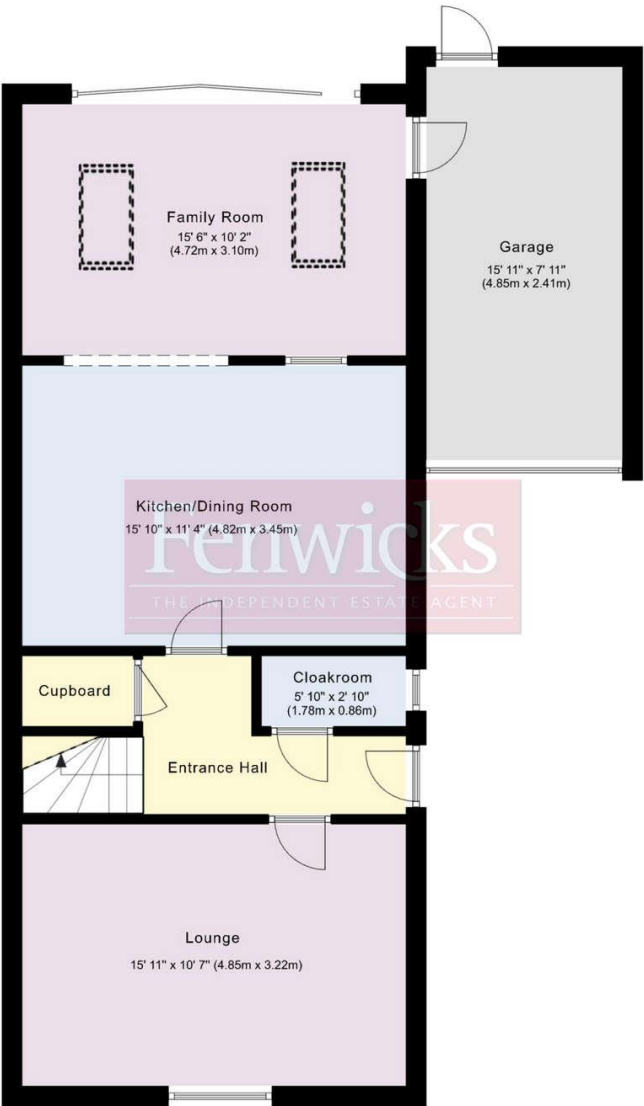
<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

Agents Note

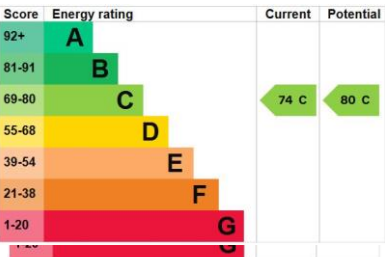
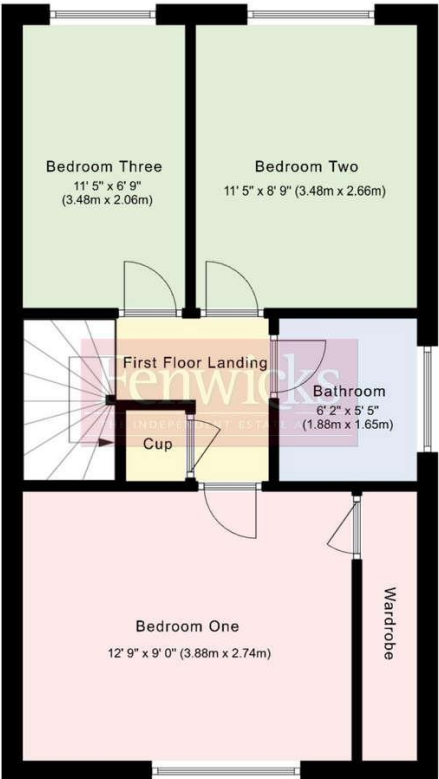
The seller of this property is related to an employee of Fenwicks Estates Agents.





Tenure: Freehold

Council Tax Band: D



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

£410,000
East House Avenue, Fareham, PO14 2SL

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

Fenwicks
THE INDEPENDENT ESTATE AGENT