

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 such 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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**24 Glyn Way
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Offers Over £450,000
Freehold

 2
  1
  2
  D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	77
England & Wales		EU Directive 2002/91/EC	



A HIGHLY REQUESTED LOCATION.....This two/three bedroom detached bungalow is set in an ideal location and is within walking distance to the beach as well as the village amenities. Offered with no chain ahead this property offers an entrance hallway, lounge to the front, kitchen/breakfast room, seperate dining room, conservatory, bathroom, rear porch and two double sized bedrooms. Outside the gardens surround the property offering a sunny aspect with a good deal of privacy. There is also a garage and driveway which are situated next to the property. Please call Chambers Sales and Lettings to arrange a viewing and avoid missing out.

Entrance Hallway
Accessed via a UPVC front door, access to cupboard housing boiler, radiator, doors to all rooms.

Lounge
13'5" x 11'10" (4.09 x 3.63)
Double glazed window to front elevation, access to loft via void, radiator.

Kitchen/Breakfast Room
12'0" x 10'5" (3.66 x 3.18)
Double glazed window to rear elevation, fitted wall and base cupboard/drawer units, inset sink unit with mixer tap, space for cooker, plumbing for washing machine, integrated under work top fridge, radiator, door to rear porch.

Rear Porch
9'8" x 5'8" (2.95 x 1.73)
Double glazed window to rear elevation, ceramic tiled floor, doors to front and rear gardens.

Dining Room
10'11" x 8'0" (3.33 x 2.46)
Double glazed window to side elevation, radiator, sliding doors into conservatory.

Conservatory
8'0" x 7'8" (2.46 x 2.36)
Constructed of UPVC double glazed elevations under a polycarbonate roof, sliding double glazed doors to garden.

Master Bedroom
11'8" x 10'11" (3.56 x 3.33)
Double glazed window to rear elevation, radiator.

Bedroom Two
10'11" x 9'10" (3.35 x 3.02)
Double glazed window to front elevation, radiator.

Bathroom
Double glazed window to rear elevation, panel bath with mixer tap shower attachment over, pedestal wash hand basin, low level WC, ceramic tiled floor, white heated towel rail.

Rear Garden
Occupying a corner plot this property has surrounding gardens with mature flowers and shrubs, access to garage, footpath to front door.

Single Garage
18'8" x 8'11" (5.69 x 2.74)
Situated at the side of the property with own driveway, with up and over door, power and light and rear door to garden.