

GROUND FLOOR



Whilst 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 false 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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**53A Mays Lane
Stubbington
Fareham
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Asking Price £550,000
Freehold

 3
  2
  1
 



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			
England & Wales		EU Directive 2002/91/EC	



SOLD STC prior to marketing - join our database to avoid missing out! A very well presented three bedroom detached modern bungalow built by a well know and respected local builder and located at the end of a private driveway that offers off road parking for numerous cars. The bungalow has many benefits including En-Suite to the Master bedroom, open plan Lounge/Dining room to kitchen with feature high level ceilings that enhance the feeling of space and light, Outside there is an attached garage with electric roller door and a beautifully landscaped westerly aspect well stocked private rear garden. No forward chain!

Entrance Porch
Skimmed ceiling, tiled flooring. Further front door to.

Lounge/Dining Room
25'10" nar 15'11" x 19'4" nar 9'5" (7.887 nar 4.855 x 5.899 nar 2.894)

Skimmed coved vaulted ceiling, window to rear elevation with French doors and side window in dining area, feature fire surround with fitted fire, 2 x radiators.
Open to:

Kitchen
14'7" x 9'5" (4.449 x 2.882)
Skimmed coved vaulted ceiling, window to side elevation, personal door to garage, fitted wall and base units with wood block work surface, inset sink with mixer taps, integrated fridge/freezer, dishwasher and washing machine, cooker range, tiled flooring.

Inner Hallway
Skimmed coved ceiling. doors to:

Master Bedroom
16'6" x 10'11" min (5.030 x 3.347 min)
Skimmed coved ceiling, box bay window to side elevation, window overlooking the rear garden, radiator.

En-Suite Shower Room
6'8" x 5'9" (2.055 x 1.755)
Skimmed ceiling, window to side elevation, extractor fan, suite comprising shower cubicle, W.C, vanity unit with inset sink, floor to ceiling tiling, heated towel rail.

Bedroom 2
10'11" x 9'8" (3.346 x 2.957)
Skimmed coved ceiling, window to front elevation, radiator.

Bedroom 3
10'1" x 9'8" (3.093 x 2.970)
Skimmed coved ceiling, window to front elevation, radiator.

Family Bathroom
6'9" x 5'9" (2.062 x 1.758)
Skimmed coved ceiling, extractor fan, suite comprising panel bath, W.C, pedestal wash basin, floor to ceiling tiling, radiator, shaver point.

Outside Driveway
An extensive paved private driveway behind five bar gate offering off road parking for numerous cars.

Garage
19'7" x 8'5" (5.991 x 2.566)
Electric roller door, personal door into kitchen and to side access, eaves storage, wall mounted combination boiler, power and light.

Rear Garden
A beautifully landscaped westerly aspect private rear garden, well stocked with mature flower and shrub beds, with areas laid to lawn and patio, pergola and access to both sides of the property via pedestrian gateways.