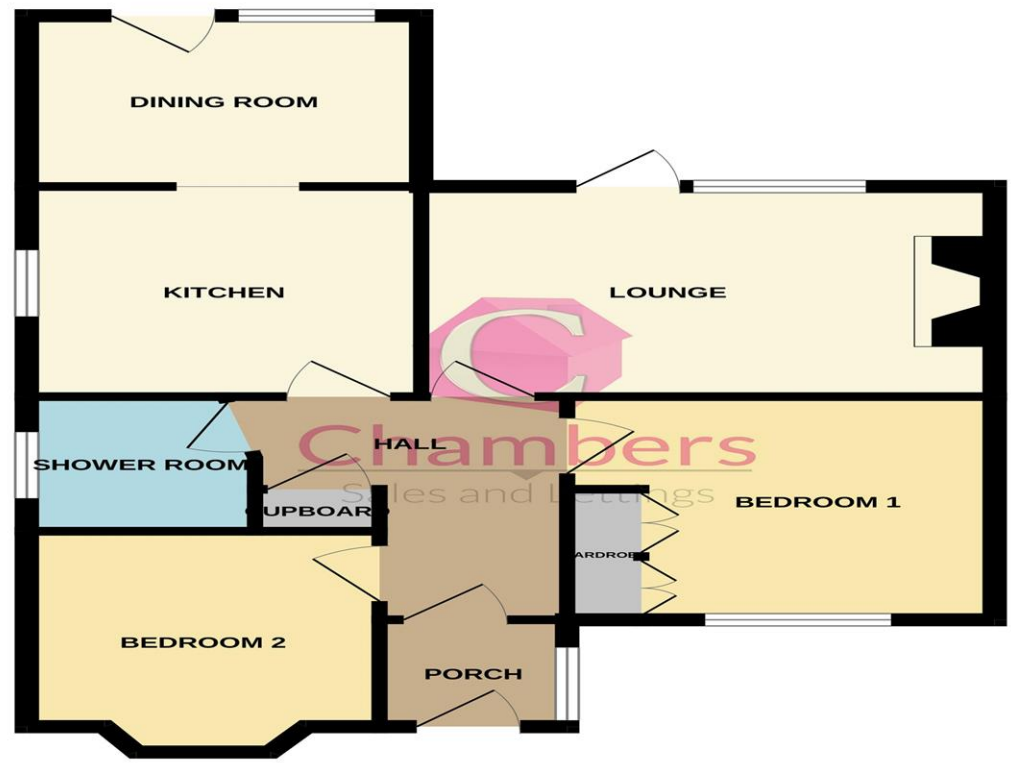




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SALES & LETTINGS

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these buildings, rooms and any other items are approximate and no responsibility is taken for any error.

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





32 Mancroft Avenue Stubbington Fareham PO14 2BD

£350,000

A very well extended two bedroom semi detached bungalow with beautiful mature private rear garden. The property boasts its own driveway, Lounge and separate Dining room, shower room, kitchen and two bedrooms. Mancroft Avenue is a popular residential location perfectly positioned for both Stubbington Village and local beaches, and so an early internal inspection is highly recommended.

Front Door

Into:

Entrance Porch

Quarry tiled flooring. Door to:

Entrance Hallway

Textured ceiling, access to airing cupboard housing radiator, access to roof void, tiled flooring. Doors to:

Lounge 14' 1" x 10' 5" (4.28m x 3.17m)

Skimmed coved ceiling, door and window overlooking rear garden, feature wood burner, tiled flooring, radiator.

Dining Room 11' 7" x 9' 10" (3.52m x 2.99m)

Skimmed ceiling, window to rear elevation, door to rear garden, tiled flooring, radiator.

Kitchen 9' 11" x 8' 4" (3.02m x 2.55m)

Skimmed ceiling, window to side elevation, fitted range of modern wall and base units with work surface over, inset sink with mixer tap, built in oven and hob, plumbing for washing machine, integrated fridge/freezer, boiler cupboard housing boiler, tiled flooring, radiator.

Bedroom 1 10' 4" x 10' 0" (3.15m x 3.05m)

Textured ceiling, window to front elevation, fitted wardrobes, tiled flooring, radiator.

Bedroom 2 8' 11" x 8' 0" min (2.73m x 2.43m)

Textured ceiling, window to front elevation, radiator,

Shower Room 5' 11" x 5' 6" (1.80m x 1.67m)

Textured ceiling, window to side elevation, suite comprising shower cubicle, pedestal wash basin, W.C, tiled flooring, 3/4 tiled walls, radiator.

Outside

Front Garden

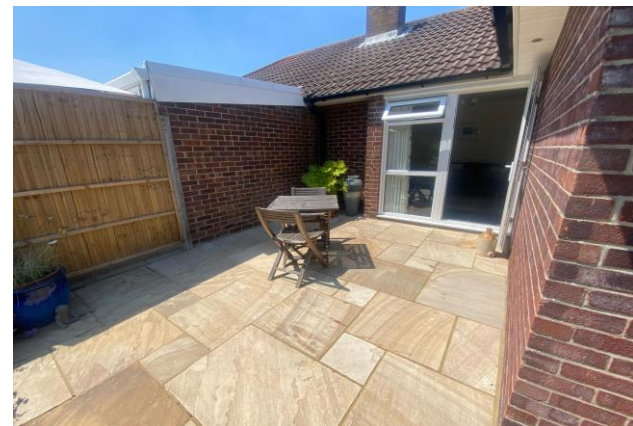
Laid to low maintenance shingle and ideal for caravan or further parking.

Driveway

Offering off road parking.

Rear Garden

A lovely mature rear garden with private aspect, laid to lawn with mature planting, further area laid to sandstone paving, 2 x garden sheds, area to the side of the property laid to further driveway area (currently used as part of rear garden), with side pedestrian gates to front and rear of the property.



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