

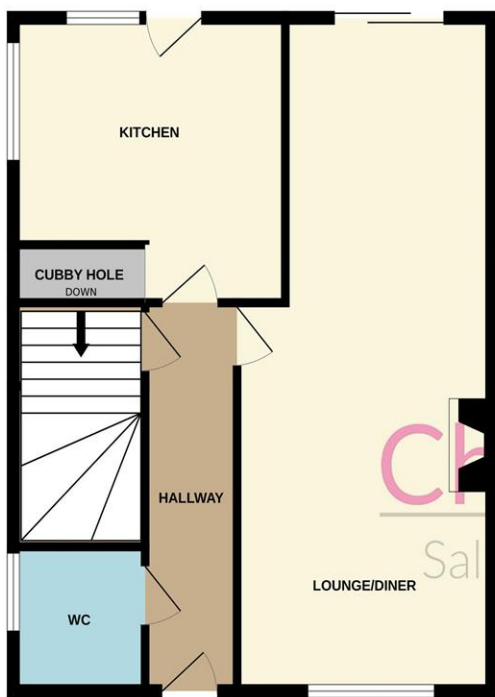


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Chambers
SALES & LETTINGS

GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 sq.m.) approx.
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 mis-statement. This plan is for illustrative purposes only and should be used as such by any

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute ant 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 companies 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





43 Nursery Lane Stubbington Fareham PO14 2PY

£379,995

POTENTIAL TO EXTEND! A three bedroom family home situated in popular location close to local schools. The property comprises entrance hall, cloakroom, lounge/dining room, kitchen, three bedrooms and a family bathroom. The outside benefits a large front lawn with driveway that offers ample parking leading to a garage with personal door into en-closed rear garden. This property is offered with NO FORWARD CHAIN and boasts potential to extend to both side and rear subject to planning! Contact Chambers today to avoid disappointment. 01329 665700.

Front Door

Into: offering potential for further off road parking etc.

Entrance Hallway

Skimmed ceiling, access to under stairs storage cupboard, telephone point, radiator. Doors to:

Lounge/Dining Room 23' 2" x 10' 2" nar 8' 11" (7.07m x 3.11m)

Skimmed ceiling, window to front elevation, patio doors to rear garden, fitted electric fire, gas point, television aerial point, telephone point, 2 x radiators.

Kitchen 11' 2" x 9' 1" (3.41m x 2.78m)

Skimmed ceiling, window to side elevation, door and window to rear elevation, modern fitted range of wall and base units with work surface over, inset sink with mixer tap, built in oven, hob and hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring.

Downstairs Cloakroom 4' 7" x 2' 10" (1.40m x 0.87m)

Skimmed ceiling, window to side elevation, W.C, wash hand basin, radiator.

First Floor Landing

Skimmed ceiling, window to side elevation, access to boiler cupboard, access to roof void. Doors to:

Bedroom 1 12' 5" x 10' 6" (3.78m x 3.21m)

Textured ceiling, window to front elevation, radiator.

Bedroom 2 10' 8" x 10' 6" (3.26m x 3.20m)

Textured ceiling, window to rear elevation, television aerial point, radiator.

Bedroom 3 8' 11" x 7' 7" (2.73m x 2.31m)

Textured ceiling, window to front elevation, radiator.

Family Bathroom 7' 6" x 5' 6" (2.28m x 1.68m)

Skimmed ceiling, window to rear elevation, suite comprising panel bath with shower over, W.C, pedestal wash basin, extractor fan, radiator.

Outside

Front Garden

A larger than average area laid to lawn with borders,

Driveway

Offering off road parking for a number of cars. Leading to:

Garage 18' 1" x 8' 2" (5.51m x 2.50m)

Up and over door, window to rear elevation, personal door, power and light.

Rear Garden

Fully enclosed with areas laid to lawn and patio.



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