



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these and other rooms and any other parts 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





10 Pembury Road Stubbington Fareham PO14 2EJ

£449,995

Situated in a popular but rarely available Cul-De-Sac location, this delightful bungalow with its private westerly rear garden is a real gem. A little TLC is required but overall this bungalow will make a lovely long term home with its three bedrooms, Lounge, Sun Room, Shower Room with separate W.C and plenty of driveway parking leading to the garage. Call today for and early viewing. No Forward Chain!

Front Door

Into:

Entrance Hallway

Textured ceiling, access to roof void, radiator. Doors to:

Lounge 15' 6" x 11' 4" (4.718m x 3.446m)

Textured covered ceiling, bow window to front elevation, television aerial point, telephone point, feature fire surround with fitted fireplace, radiator.

Kitchen 10' 11" x 8' 11" (3.326m x 2.708m)

Textured covered ceiling, window to side elevation, fitted wall and base units with work surface over, inset 1 1/2 bowl sink with mixer taps, built in double oven, 5 burner hob with canopy hood over and glass splashback, plumbing for washing machine, space for fridge/freezer, concealed boiler.

Sun Room 12' 2" x 7' 7" (3.70m x 2.300m)

Textured ceiling, window to rear elevation, patio doors to garden. Door to:

Outer Lobby 7' 11" x 3' 0" (2.402m x 0.923m)

Measurement includes cloakroom. Door to side elevation.

Separate Cloakroom

Window to side elevation, W.C.

Bedroom 1 11' 10" x 11' 9" (3.617m x 3.583m)

Textured covered ceiling, window to rear elevation, radiator.

Bedroom 2 12' 0" x 9' 1" (3.658m x 2.761m)

Textured covered ceiling, window to front elevation, radiator.

Bedroom 3 10' 2" x 9' 3" (3.100m x 2.82m)

Currently used as a dining room. Textured covered ceiling, window to side elevation, built in wardrobe, access to shelved airing cupboard with hot tank, radiator.

Shower Room 7' 7" x 5' 5" (2.317m x 1.651m)

New floor covering being installed. Textured ceiling, extractor fan, window to side elevation, suite comprising Quad shower cubicle, vanity basin with storage cupboard, W.C, fully tiled walls, heated towel rail.

Outside

Driveway

A paved driveway offering off road parking for a number of cars. Further area laid to flower beds.

Rear Garden

A fully enclosed westerly aspect and private rear garden, laid to lawn with borders and patio, 2 x garden sheds, side pedestrian access.

Detached Garage 15' 0" x 8' 2" (4.565m x 2.481m)

Up and over door.



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