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 SALES & LETTINGS

GROUND FLOOR

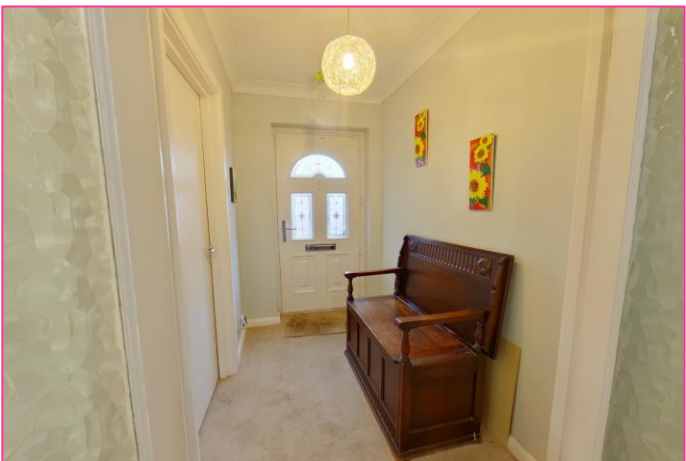
1ST FLOOR



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.

**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





## 108 Moody Road Stubbington Fareham PO14 2NR

£495,000

NO FORWARD CHAIN! A four bedroom detached family home situated in a popular non estate location within walking distance to the local beach and great school catchments. The property offers porch, entrance hall, lounge, dining room, conservatory, kitchen, downstairs cloakroom, with the first floor benefitting four bedrooms and modern re-fitted shower room. Outside there is driveway parking for three cars, leading to an integral garage and a fully enclosed south-facing rear garden. This home has been under the same owner for over 45 years, get in touch today to find your forever home. 01329 665700.

### Front Door

Into:

### Entrance Porchway

Textured ceiling, personal door into garage.

### Entrance Hallway

Textured ceiling, access to large storage cupboard with meters, telephone point, radiator. Doors to:

### Lounge 14' 8" x 11' 11" (4.47m x 3.64m)

Textured ceiling, PVCu bay window to front elevation, television aerial point, fitted electric fire, radiator.

### Dining Room 12' 2" x 11' 2" (3.71m x 3.41m)

Textured ceiling, serving hatch to kitchen, radiator.

### Conservatory 12' 2" x 11' 1" (3.70m x 3.37m)

Constructed from brick and PVCu double glazed elevations under a poly carbonate roof, double doors to garden.

### Kitchen 12' 3" x 9' 8" (3.74m x 2.95m)

Skimmed ceiling, PVCu double glazed window to rear elevation, door to side access, fitted range of wall and base units with work surface over, inset sink, eye level oven, hob and hood, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted boiler.

### First Floor Landing

Textured ceiling, window to side elevation, access to roof void, access to airing cupboard. Doors to:

### Bedroom 1 13' 0" x 12' 6" (3.96m x 3.81m)

Textured ceiling, window to front elevation, built in wardrobe, telephone point, radiator.

### Bedroom 2 12' 2" x 9' 11" (3.72m x 3.02m)

Textured ceiling, window to rear elevation, radiator.

### Bedroom 3 9' 9" x 9' 8" (2.97m x 2.94m)

Textured ceiling, window to front elevation, access to storage cupboard, radiator.

### Bedroom 4 8' 6" x 8' 0" (2.58m x 2.43m)

Textured ceiling, window to front elevation, radiator.

### Shower Room 6' 5" x 6' 2" (1.95m x 1.89m)

Skimmed ceiling, window to rear elevation, suite comprising shower cubicle, W.C and wash hand basin, radiator.

### Outside

### Driveway

Offering off road parking for 3 cars.

### Garage 17' 10" x 8' 8" (5.44m x 2.65m)

Semi integral garage with up and over door, power and light, personal door into porch.

### Rear Garden

A fully enclosed larger than average rear garden with southerly aspect, area laid to lawn with borders, garden shed and patio.

### 108 Moody Road

Construction - brick and block under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax E . Energy provider is currently EON. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk> The vendor has experienced no flooding issues within the last 5 years and is not aware of any planning applications that will impact their property, you should though visit Fareham Borough Councils planning portal to satisfy yourself.

### Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



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