



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.

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





40 Old Farm Lane Stubbington Fareham PO14 2BY

£400,000

An extended three bedroom semi detached bungalow situated in a very popular location ideally placed for both the village and local beach. The property has its own driveway for a number of cars, as well as a carport and detached garage. Inside there is an extended lounge/dining room, kitchen/breakfast room, 3 bedrooms (one with a WC) and wet room. This property is sure to attract a lot of interest so call today to avoid disappointment! 013299 665700

Front Door

Into:

Entrance Hallway

Textured coved ceiling, access to roof void, radiator, access to airing cupboard, Doors to:

Lounge 12' 7" x 11' 8" (3.834m x 3.556m)

Textured coved ceiling, television aerial point, telephone point, feature fire surround with fitted fire, radiator. Open to:

Dining Room 10' 2" x 6' 4" (3.090m x 1.939m)

Textured coved ceiling, French style doors to rear garden, hatch.

Kitchen/Breakfast Room 13' 10" x 9' 11" (4.226m x 3.026m)

Textured coved ceiling, window to rear elevation, door to side access, fitted range of wall and base units with work surface over, inset sink with mixer tap, plumbing for dishwasher, slot in cooker and fridge/freezer, concealed boiler, space for breakfast table and chairs, radiator.

Bedroom 1 11' 6" x 10' 0" (3.501m x 3.036m)

Textured coved ceiling, window to front elevation, radiator.

Bedroom 2 8' 5" x 8' 3" (2.575m x 2.5155m)

Textured coved ceiling, window to front elevation, radiator.

Bedroom 3 8' 6" x 8' 3" (2.597m x 2.513m)

Textured coved ceiling, window to side elevation, Vanity sink unit and WC, heated towel rail.

Wet Room 5' 10" x 5' 5" (1.784m x 1.641m)

Textured coved ceiling, window to side elevation, W.C, wash hand basin with vanity storage cupboard, shower area with wet room trap, heated towel rail.

Outside

Driveway

Offering off road parking for a number of cars, brick wall and raised bed, some area laid to shingle. Leading to:

Carport

Covered area to the side of the property.

Garage 19' 6" x 8' 1" (5.938m x 2.462m)

Electric roller door, power and light, personal door to garden, stainless steel sink with hot and cold water taps, space for tumble dryer and plumbing for washing machine.

Storage Unit 7' 11" x 5' 11" (2.424m x 1.792m)

Brick built with personal door to the garden.

Rear Garden

A fully enclosed level rear garden with a private Westerly aspect with area laid to lawn and also area laid to low maintenance paving, outside tap and lighting. ornamental fish pond and feature waterfall. Newly replaced fences on the right and rear boundaries.

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Construction - brick, Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax C. 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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