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GROUND 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, 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



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

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.





15 Glyn Way Stubbington Fareham PO14 2PH

£450,000

A two/three bedroom extended bungalow situated in a popular but rarely available Cul-De-Sac location, this is a delightful detached bungalow with a private westerly rear garden. This bungalow comprises lounge, two bedrooms, dining room previously split into a third bedroom, conservatory, kitchen, and shower room. The outside offers a paved driveway with ample parking leading to a detached garage with workshop, mature private garden backing onto a popular path leading to both Stubbington Village and Hill Head Beach. Call today for an early viewing. No Forward Chain!

Front Door

Into:

Entrance Hall

Textured ceiling, access to airing cupboard, radiator, access to loft, electric meter. Doors to:

Lounge 14' 10" x 13' 3" (4.53m x 4.04m)

Skimmed ceiling, PVCu double glazed window to front elevation, radiator, television point. Extended in 2010.

Dining Room/ Bedroom 3 16' 9" x 11' 0" (5.11m x 3.36m)

Textured ceiling, PVCu double glazed to side elevation, sliding patio door to rear, radiator, television point. Agent note: There is potential to partition and create a third bedroom and separate dining room.

Conservatory 13' 1" x 9' 1" (3.98m x 2.76m)

Under a poly-carbonate roof, tiled flooring, french doors into rear garden.

Kitchen 12' 6" x 10' 5" (3.81m x 3.17m)

Textured ceiling, PVCu double glazed window to rear elevation, fitted range of wall and base/drawer units with worktop over, inset sink, plumbing for washing machine, space for fridge freezer, electric oven, microwave, side door to driveway.

Bedroom 1 12' 2" x 11' 6" (3.72m x 3.51m)

Textured ceiling, PVCu double glazed window to front elevation, sliding mirrored wardrobes, radiator.

Bedroom 2 12' 3" x 10' 10" (3.74m x 3.30m)

Textured ceiling, PVCu double glazed window to side elevation, radiator, telephone point.

Shower Room 6' 7" x 5' 10" (2.00m x 1.79m)

Textured ceiling, suite comprising shower cubicle with shower head, fully tiled, heated towel rail, WC, vanity wash basin, PVCu double glazed window to rear elevation.

Outside

Front Garden

A mature front garden with shrub borders. Leading to:

Driveway

A paved driveway offering ample parking, side gate into rear garden, leading to:

Detached Garage/ Workshop 18' 4" x 9' 2" (5.58m x 2.80m)

Up and over door with power and light side door access to rear garden, open to a workshop area measuring 3.25m x 2.86m.

Rear Garden

A fully enclosed private westerly facing garden mainly laid to lawn with further area paved, raised beds, shrub borders., rear gate allowing access to popular foot path that leads to both, Stubbington Village & Hill Head Beach.

Solar Panels

Information to be confirmed, panels are owned by the current owners with about 15 years remaining.

15 Glyn Way

EPC TO FOLLOW. Traditional construction under a tiled roof, heating source - Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : D Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/> The vendor has experienced no flooding in the past 5 years The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>

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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