



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.





**16 Oakdown Road Stubbington
Fareham PO14 2QR**

£350,000

A three bedroom extended semi detached bungalow offered with no onward chain. The accommodation includes lounge open to dining room, conservatory, kitchen, wet room and three bedrooms. Outside there is a generous west facing private rear garden and a front garden that could offer potential for off-road parking. The property comes with a detached garage and is situated in a much requested Cul-De-Sac. We strongly recommend an early viewing to avoid disappointment. Call Chambers today

01329 665700.

Front Door

Into:

Porch

PVCu double glazed window to side elevation, further door into:

Entrance Hallway

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

Lounge/Dining Room 19' 6" x 13' 8" (5.94m x 4.17m)

Textured ceiling, PVCu double glazed window and french doors to rear, two radiators, television point, telephone point, gas fire.

Kitchen 10' 0" x 9' 11" (3.04m x 3.03m)

Textured ceiling, PVCu double glazed window to side elevation, fitted range of wall and base/drawer units with work surface over, inset sink plumbing for washing machine, integrated oven with extractor fan over, space for fridge/freezer, boiler, larder cupboard, door open to:

Conservatory 9' 8" x 6' 0" (2.94m x 1.84m)

Constructed from brick under a poly-carbonate roof, PVCu double glazed windows to elevations, tiled flooring, door open to rear garden.

Bedroom 1 10' 11" x 9' 11" (3.34m x 3.01m)

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

Bedroom 2 9' 1" x 8' 0" (2.77m x 2.45m)

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

Bedroom 3 8' 2" x 7' 11" (2.48m x 2.42m)

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

Wet Room 6' 2" x 5' 6" (1.88m x 1.68m)

Textured ceiling, PVCu double glazed window to side elevation, radiator, suite comprising of wet room with shower head over, wash hand basin, WC, extractor fan, fully tiled.

Outside

Frontage

A frontage mainly laid to lawn with path leading to front door, shrub borders. Agent Note: Most neighbours have paved this area to create off road parking. Leading to:

Detached Garage

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

Rear Garden

A larger than average westerly facing private rear garden mainly laid to lawn with further area laid to patio, shrub borders, side gate to shared driveway.

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.

16 Oakdown Road

Construction - brick and block under a tiled roof. 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.



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY
Phone: 01329 665700, Email: stubbington@chambersagency.co.uk



www.chambersestateagency.com