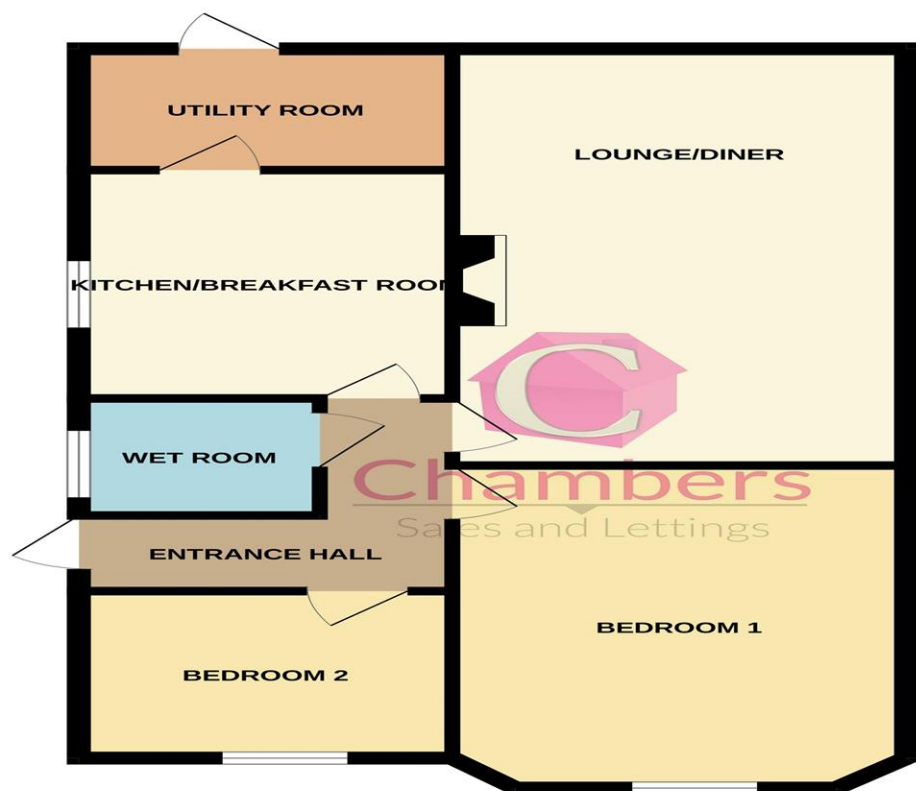




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SALES & LETTINGS

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.

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





3 Queens Crescent Stubbington Fareham PO14 2QB

£318,500

A very well extended two bedroom bungalow situated a short walk to the village centre, with the advantage of a large detached garage with hardstand parking in front. The bungalow comes with no forward chain and offers two bedrooms, large extended lounge/dining room, kitchen with breakfast bar, wet room and utility room. Outside the property has a fully enclosed rear garden, paved front garden that could be utilised for further parking, shared driveway opening out to give access to the detached garage and hardstand area. Newly Installed Boiler!

Front Door

Into:

Entrance Hallway

Skimmed covered ceiling, access to roof void, radiator. Doors to:

Lounge/Diner 21' 8" x 11' 1" nar 10' 9" (6.61m x 3.37m)

Skimmed covered ceiling, French style doors to rear garden, feature fire surround, 2 x radiators.

Kitchen/Breakfast Room 10' 0" x 8' 11" (3.06m x 2.73m)

Skimmed covered ceiling, window to side elevation, door to utility, fitted range of wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, space for fridge/freezer, slot in cooker with cooker hood over, fitted breakfast bar, radiator.

Utility Room 7' 9" x 5' 7" (2.36m x 1.71m)

Skimmed covered ceiling, door to rear garden, fitted wall and base unit with work surface over, plumbing for washing machine, wall mounted boiler.

Master Bedroom 16' 9" max x 11' 11" max (5.10m x 3.64m)

Skimmed covered ceiling, walk in bay window to front elevation, fitted range of wardrobes to one wall, radiator.

Bedroom 2 9' 0" x 7' 9" (2.75m x 2.36m)

Skimmed covered ceiling, window to front elevation, fitted wardrobe, radiator.

Wet Room 5' 8" x 5' 5" (1.72m x 1.65m)

Skimmed covered ceiling, window to side elevation, W.C, wash hand basin, shower screen, wet room floor trap, extractor fan, heated towel rail.

Outside

Front Garden

An enclosed paved area that in our opinion could be

utilised for further parking.

Shared Driveway

Leading to:

Garage/Workshop 23' 2" x 9' 3" (7.07m x 2.81m)

Up and over door, power and light, personal door to rear garden.

Hardstand

Although the property has access to the garage from a shared driveway, unusually for these type of properties the driveway widens giving both number 3 and its neighbour the benefit of a hardstand in front of their garages,

Rear Garden

A fully enclosed rear garden laid to low maintenance paving, outside tap.



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