

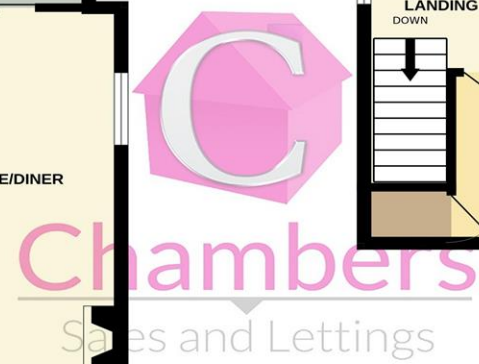
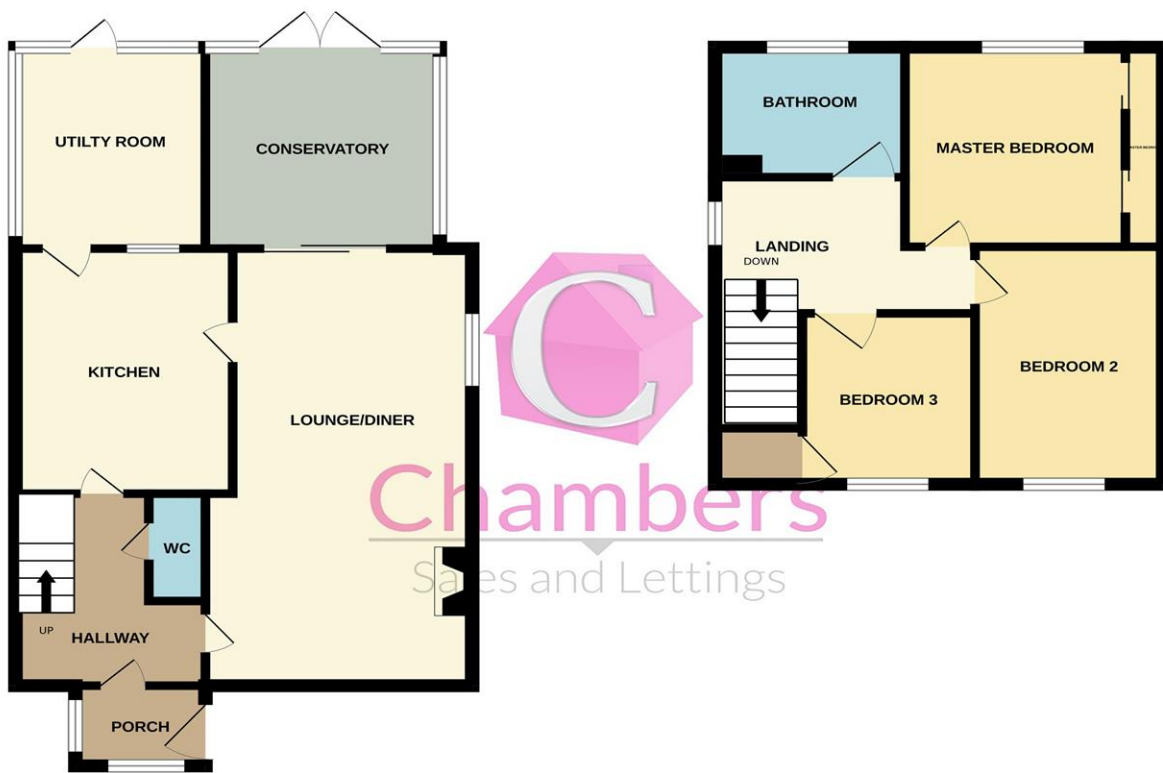


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SALES & LETTINGS

GROUND FLOOR

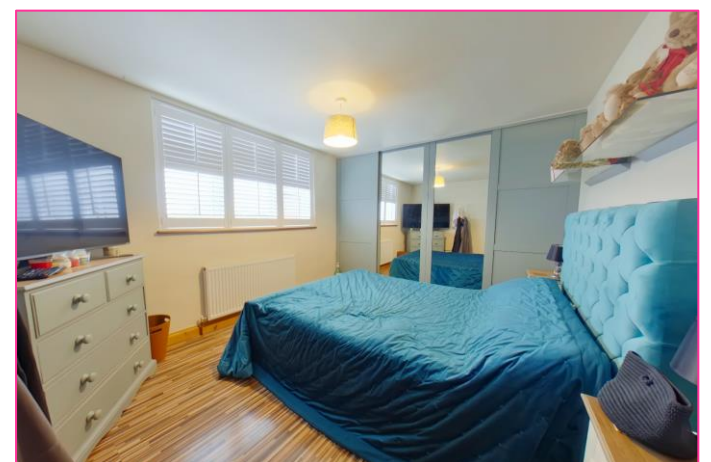
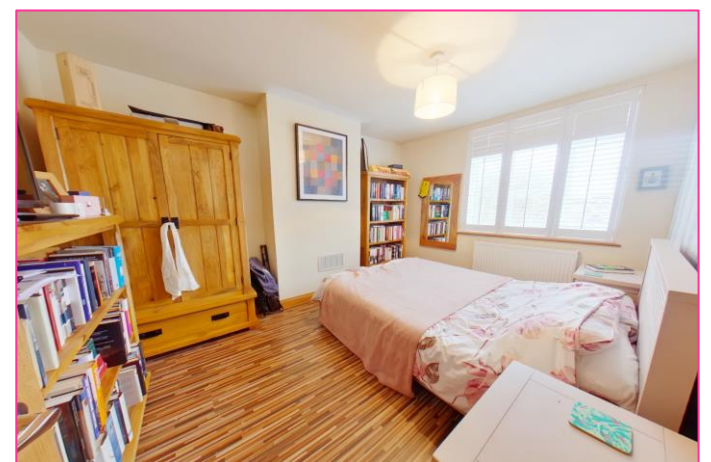
1ST FLOOR



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





84 Titchfield Road Stubbington Fareham PO14 2JE

£495,000

A very well presented three bedroom detached older style property situated within easy reach of the village and with the benefit of off road parking for several cars/motor homes etc and bags of potential to extend. The property has been updated by the present owner to include re-fitted kitchen and bathroom, and comes with the benefit of downstairs cloakroom, conservatory, utility and versatile workshops/home office in the fully enclosed rear garden. Call Chambers to secure an early viewing today! 01329 665700.

Front Door

Into:

Entrance Porch

Further door to:

Entrance Hallway

Skimmed ceiling, laminate flooring, radiator. Doors to:

Downstairs Cloakroom

Lounge/Diner 22' 6" x 12' 5" (6.846m x 3.794m)

Skimmed ceiling, window to front and side elevations with fitted wooden shutters, patio door to conservatory, 2 x radiators.

Kitchen 12' 0" x 9' 11" (3.66m x 3.02m)

Skimmed ceiling, window and door to rear elevation, re-fitted range of modern wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, feature units including pull out pan drawers, built in double oven, hob with canopy hood over, integrated dish washer and fridge/freezer.

Utility Area 9' 7" x 8' 0" (2.913m x 2.450m)

Constructed from brick and PVCu double elevations under a glass roof, plumbing for washing machine, tiled flooring with under floor heating.

Conservatory 9' 10" x 10' 2" (3.009m x 3.099m)

Constructed from brick and PVCu elevations under a glass roof, tiled flooring with under floor heating French style doors to rear garden.

First Floor Landing

Skimmed ceiling, window to side elevation, access to roof void, radiator. Doors to:

Bedroom 1 11' 4" x 9' 10" (3.460m x 2.985m)

Skimmed ceiling, window to rear elevation with wooden shutter, fitted wardrobes, radiator.

Bedroom 2 12' 4" x 9' 4" (3.756m x 2.855m)

Skimmed ceiling, window to front elevation with fitted wooden shutter, television aerial point, radiator.

Bedroom 3 8' 11" x 8' 7" (2.706m x 2.621m)

Skimmed ceiling, window to front elevation with fitted wooden shutter, built in wardrobe, radiator.

Family Bathroom 8' 3" x 7' 5" (2.520m x 2.272m)

Skimmed ceiling, extractor fan, window to rear elevation, re-fitted suite comprising panel bath with mixer taps, W.C, vanity wash basin with storage below, shaver point, heated towel rail.

Outside

Driveway

Offering off road parking for several vehicles. Side pedestrian gateway.

Rear Garden

A fully enclosed rear garden offering a good degree of privacy, laid to lawn with borders, further area laid to patio, garden shed with further larger storage shed (3.042x2.911) with power and light.

84 Titchfield Road

Standard construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax D . 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 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.

Workshop/Home Office 17' 1" x 10' 4" (5.197m x 3.158m)

Power and light, fitted sink.



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