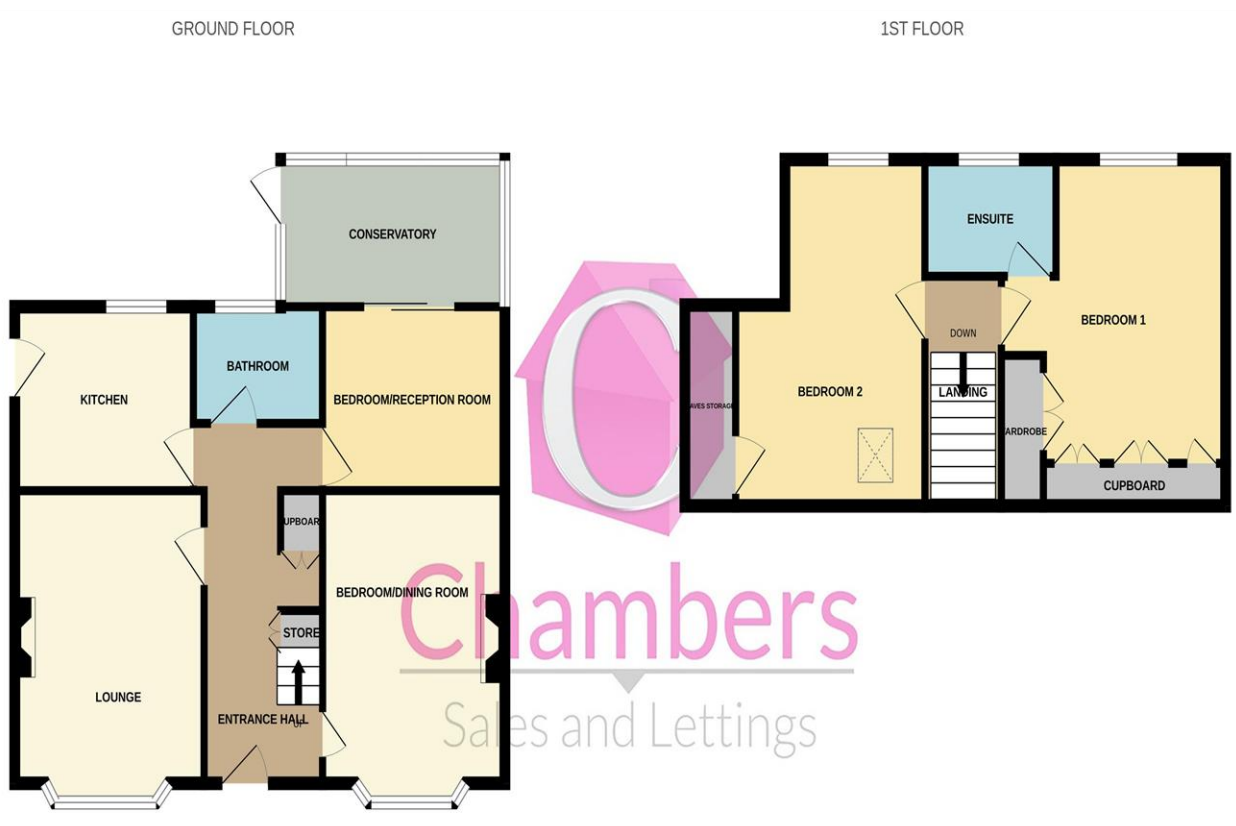




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SALES & LETTINGS



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

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





43 Titchfield Road Stubbington Fareham PO14 2JH

£465,000

360 Tour Available upon request! Situated a short stroll to the village this versatile four bedroom chalet style bungalow offers accommodation over two floors, with the benefit of a large 89' westerly rear garden and En-Suite to The Master bedroom. Offered with no forward chain the accommodation comprises Lounge, Dining room/bedroom, reception room/bedroom, kitchen, conservatory, and bathroom to the ground floor, with Master bedroom with En-Suite, and further bedroom to the first floor. Outside there is driveway parking for a number of cars (installed electric car charging point) and mature wells stocked rear garden offering a good degree of privacy.

Front Door

Into

Entrance Hallway

Textured ceiling, radiator, access to two cupboards, Doors to:

Lounge 13' 10" x 12' 0" (4.226m x 3.66m)

Textured coved ceiling, bay window to front elevation, feature fire surround, television aerial point, telephone point, radiator.

Dining Room/Bedroom 11' 11" x 11' 9" (3.64m x 3.57m)

Textured coved ceiling, PVCu double glazed bay window to front elevation, radiator, access to meter cupboard, featured fire place.

Reception Room/Bedroom 13' 0" x 9' 9" (3.970m x 2.962m)

Textured coved ceiling, patio doors to conservatory, radiator.

Conservatory 12' 10" x 8' 9" (3.921m x 2.668m)

Constructed from PVCu double glazed elevations under a poly carbonate roof, door to rear garden, radiator.

Kitchen 11' 11" x 9' 10" (3.63m x 3.00m)

Textured ceiling, PVCu double glazed window to rear elevation, re-fitted range of wall and base/drawer units with work surface over, inset sink with mixer tap, wall mounted boiler, space for oven with hood over, under counter fridge/freezer, plumbing for dishwasher and washing machine, radiator, door to side access.

Family Bathroom 6' 7" x 6' 5" (2.01m x 1.96m)

Textured ceiling, PVCu double glazed window to rear elevation, suite comprising panel bath with mixer tap and shower attachment over, wash basin, WC, radiator.

First Floor Landing

Textured ceiling, velux style window, doors to:

Master Bedroom 13' 5" x 11' 7" max (4.100m x 3.543m)

Textured ceiling, PVCu double glazed window to rear elevation, wardrobes and cupboards offering good depth into the eaves., chest of drawer unit, 2 x bedside cabinets, radiator.

En-Suite Shower Room 6' 5" x 5' 6" (1.96m x 1.67m)

Textured ceiling, PVCu double glazed window to rear elevation, suite comprising tiled shower cubicle, strip light incorporating shaver point, WC, wash basin, heated towel rail.

Bedroom 2 15' 9" max x 10' 6" max (4.79m x 3.20m)

Textured ceiling, PVCu double glazed window to rear elevation, velux style window, television point, access to eaves storage, radiator

Outside

Driveway

A well proportioned driveway offering off road parking for a number of cars with an electric charging point.

Rear Garden 89' 0" x 0' 0" (27.11m x 0.00m)

A larger than average mature well stocked private westerly aspect garden, laid to an extensive lawn with mature planting, hedgerow etc, two areas laid to patio, greenhouse, garden shed and summer house, side pedestrian access.



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