



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these and other rooms and any other parts 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





41 East House Avenue Stubbington Fareham PO14 2RE

£445,000

A beautifully presented and extended two double bedroom detached bungalow situated within walking distance to the village with potential to create an En-Suite to the Master bedroom. The property has many benefits including an L shaped Lounge & Dining room, large 18' kitchen/breakfast room, conservatory, and separate cloakroom, outside there is a resin coated driveway offering off road parking leading to the garage, and beautiful mature landscaped rear garden.

Front Door

Into:

Entrance Hall

Textured ceiling, telephone point, access to airing cupboard, storage heater, loft void.

Lounge 22' 6" x 12' 7" (6.86m x 3.84m)

Textured ceiling, PVCu double glazed bay window to front elevation and further window to front, electric feature fireplace, storage heater, television point.

Dining Room 21' 0" (max into lounge) x 8' 0" (6.39m x 2.43m)

Textured ceiling, PVCu double glazed window to side elevation, storage heater.

Kitchen/Breakfast Room 18' 3" x 9' 9" (5.56m x 2.97m)

Skimmed ceiling, PVCu double glazed window to side elevation and rear, fitted range of wall and base/drawer units with work surface over, integrated fridge/freezer, plumbing for washing machine, eye level double oven, electric hob, space for table, door to:

Inner Hall

Doors to:

Cloakroom

Skimmed ceiling, suite comprising WC, vanity wash basin, window to side, heated towel rail, space for tumble dryer.

Conservatory 9' 8" x 9' 5" (2.95m x 2.86m)

Constructed under a poly carbonate roof with PVCu double glazed elevations with door open to rear garden.

Bedroom 1 17' 0" x 12' 7" (5.17m x 3.83m)

Textured ceiling, PVCu double glazed window to rear elevation, fitted wardrobes, air con/heater unit, wash hand basin.

Bedroom 2 10' 4" x 9' 10" (3.15m x 3.00m)

Textured ceiling, PVCu double glazed window to side elevation.

Shower Room 6' 10" x 5' 2" (2.08m x 1.58m)

Textured ceiling, PVCu double glazed window to side elevation, suite comprising WC, vanity wash basin, heated towel rail, extractor fan.

Outside

Frontage

Resin coated driveway offering parking for several vehicles enclosed with a brick wall and double gates. With a further pedestrian gate leading to front door with raised beds and shrubs borders.

Rear Garden

A beautifully landscaped rear garden mainly laid to lawn with further area laid to patio with seating area, hard standing for a shed and greenhouse, raised beds, pond surrounded with flowers, side access to front.

Garage 16' 8" x 7' 7" (5.08m x 2.30m)

Up and over door, power and light, window to rear elevation, personal internal door.



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