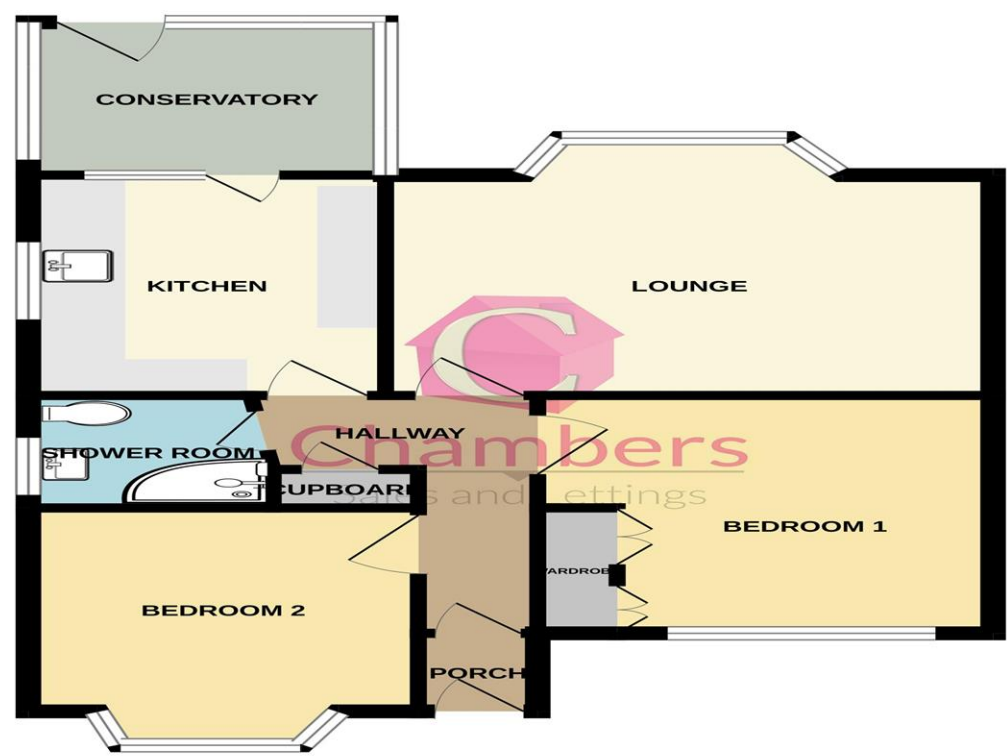


SALES & LETTINGS

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of space, boundaries, rooms and any other feature 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 ant 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 companies 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



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## 1 Ravens Close Stubbington Fareham PO14 2QW

£395,000

A two bedroom detached bungalow situated in a popular Cul-de-sac location within easy reach of the village. The property has a newly replaced boiler, has been re-decorated and re-carpeted throughout, has a private southerly aspect rear garden, and has its own private driveway. The bungalow comes with detached workshop, conservatory and shower room, with the added benefit of no forward chain and really does need to be viewed early to avoid disappointment.

### Front Door Into:

ornamental shingle. Agents Note: Ideal for further parking.

### Entry Porch

### Driveway

A paved driveway offering off road parking with double vehicular access gates leading to:

### Hallway

Textured coved ceiling, access to roof void, access to airing cupboard housing hot tank, radiator. Doors to:

### Car Port

A covered carport, open to:

### Lounge 13' 11" x 13' 2" (4.248m x 4.002m)

Textured coved ceiling, walk in bay window to rear elevation, 2 x radiators.

### Rear Garden

A fully enclosed southerly aspect rear garden laid to paving with a number of productive fruit trees, greenhouse and storage behind workshop, side access with built in storage shed.

### Conservatory 10' 0" x 7' 7" (3.049m x 2.321m)

Constructed from brick and double glazed elevations under a poly carbonate roof, door top rear garden, radiator.

### Workshop 17' 8" approx x 8' 11" approx (5.376m x 2.719m)

Constructed from block and rendered.

### Kitchen 9' 11" x 8' 5" (3.013m x 2.557m)

Textured coved ceiling, window to side elevation, fitted range of wall and base units with work surface over, inset sink, plumbing for washing machine, slot in cooker, room under counter for fridge and freezer, replacement wall mounted boiler.

### Bedroom 1 11' 3" x 10' 3" (3.44m x 3.131m)

Textured coved ceiling, bow window to front elevation, fitted wardrobes, radiator.

### Bedroom 2 9' 0" x 8' 10" (2.732m x 2.695m)

Textured coved ceiling, bow window to front elevation, radiator.

### Shower Room 5' 11" x 5' 3" (1.802m x 1.599m)

Textured ceiling, window to side elevation, extractor fan, Quads shower cubicle, W.C, pedestal wash basin, fully tiled walls, heated towel rail.

### Outside

### Front Garden

A fully enclosed garden area laid to low maintenance



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