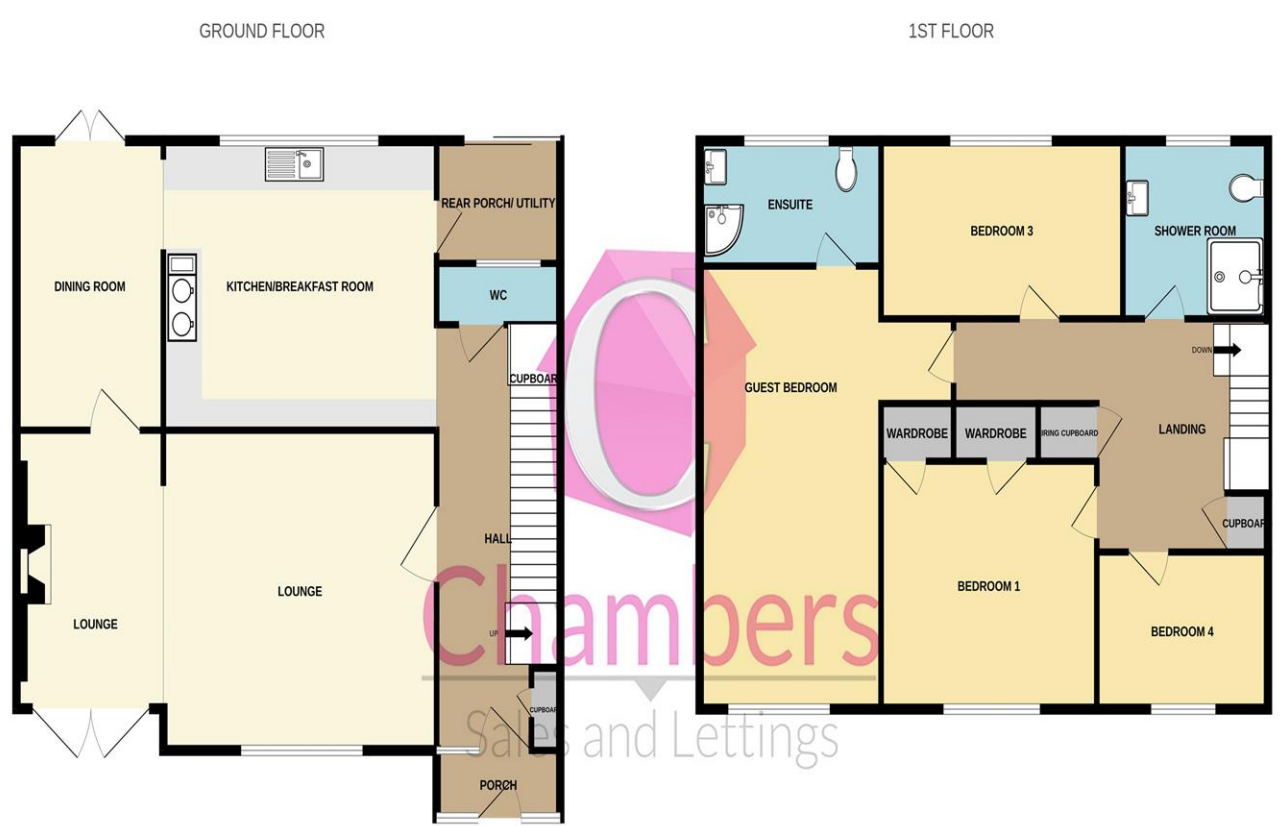




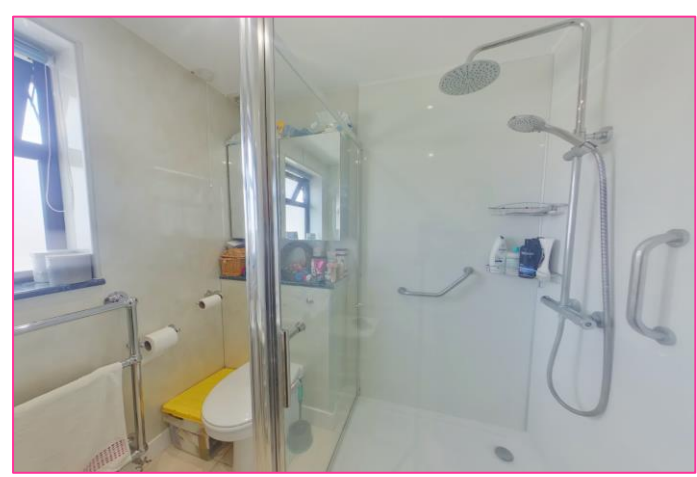
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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





52 Victory Road Stubbington Fareham PO14 2SG

£417,000

A fantastic extended four bedroom semi detached property recently re carpeted and decorated throughout, situated at the end of a Cul-De-Sac and ideal catchment for local requested schools, Stubbington village and beach. The property includes four bedrooms, shower room, En-suite shower room, downstairs cloakroom, kitchen/breakfast room, utility room, large lounge and separate dining room. The outside offers a low maintenance rear garden with a 18' x 12' Cabin, large frontage offering parking and option for further parking and a garage directly opposite the property.

Front Door

Into:

Entrance Porch

Front Door To:

Entrance Hallway

Skimmed ceiling, access to understairs storage area, access to double storage cupboard, telephone point, radiator. Doors To:

Lounge 18' 11" x 13' 9" nar 12' 5" (5.762m x 4.191 nar 3.781m)

Skimmed ceiling, double glazed window to front elevation, French style doors to front, chimney with an option to open this up into an open fire, television aerial point, radiator.

Dining Room 12' 0" x 6' 7" (3.660m x 2.018m)

Skimmed ceiling, double glazed window French style doors to rear garden, radiator.

Kitchen/Breakfast Room 15' 0" x 10' 6" (4.574m x 3.209m)

Skimmed ceiling, double glazed window to rear elevation, door to rear porch/utility, fitted range of modern wall and base/drawer units with work surface over, inset 1 1/2 bowl sink with mixer taps, plumbing for dish washer, space for cooker range, space for under counter fridge and freezer units, breakfast bar with seating area, tiled flooring, water softener.

Rear Porch/Utility 6' 4" x 6' 4" (1.934m x 1.929m)

Constructed from double glazed elevations under a glass roof, door to rear garden, fitted base units with plumbing for washing machine, tiled flooring.

Downstairs Cloakroom

Skimmed ceiling, double glazed window to rear elevation, re-fitted suite comprising W.C with concealed cistern, pedestal wash basin, wall mounted boiler, tiled flooring.

First Floor Landing

Skimmed ceiling, access to roof void, access to shelved airing cupboard, access to storage cupboard. Doors to:

Bedroom 1 10' 11" x 10' 4" (3.338m x 3.161m)

Skimmed ceiling, double glazed window to front elevation, 2 x built in wardrobes, radiator.

Guest Bedroom 18' 11" x 6' 9" (5.766m x 2.053m)

Skimmed ceiling, double glazed window to front elevation, dressing area, radiator. Door to:

En-Suite Shower Room 6' 6" x 5' 2" (1.981m x 1.586m)

Skimmed ceiling, double glazed window to rear elevation, extractor fan, suite comprising shower cubicle, inset wash hand basin with vanity storage, W.C, feature Aqua style panels, tiled flooring, heated towel rail.

Bedroom 3 11' 0" x 6' 4" (3.353m x 1.924m)

Skimmed ceiling, double glazed window to rear elevation, radiator.

Bedroom 4 6' 7" x 6' 4" (2.005m x 1.936m)

Skimmed ceiling, double glazed window to front elevation.

Family Shower Room 6' 4" x 6' 2" (1.930m x 1.876m)

Skimmed ceiling, extractor fan, double glazed window to rear elevation, suite comprising shower cubicle, W.C with concealed cistern, pedestal wash basin, feature Aqua style boards, tiled flooring, heated towel rail.

Outside

Driveway

Offering off road parking.

Front Garden

Wider than average front garden enclosed to the front by walling. Agents Note: This area would be ideal for extra parking subject to the usual works.

Rear Garden

A fully enclosed rear garden laid to low maintenance paving, side access with further storage.

Timber Cabin/Home Office 18' 8" x 11' 11" (5.679m x 3.626m)

A purpose built Finnish style cabin fully insulated with double glazed windows and door, loft storage and separated into three areas with power and light. Updated roof.



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