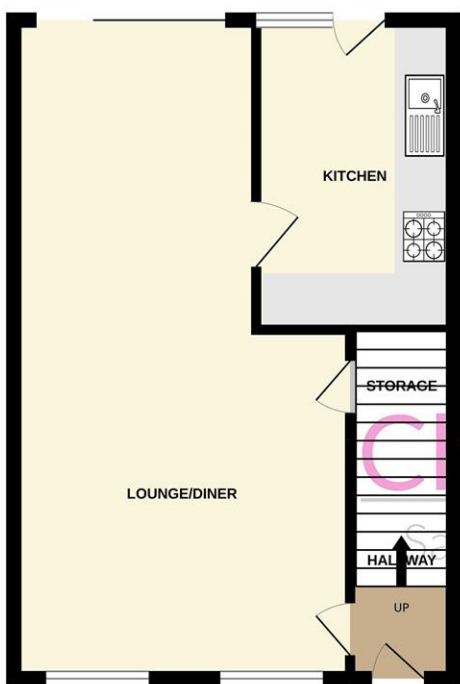




GROUND FLOOR

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, omission or mis-statement. This plan is for illustrative purposes only and should be read in conjunction with the actual property.

Disclaimer property details

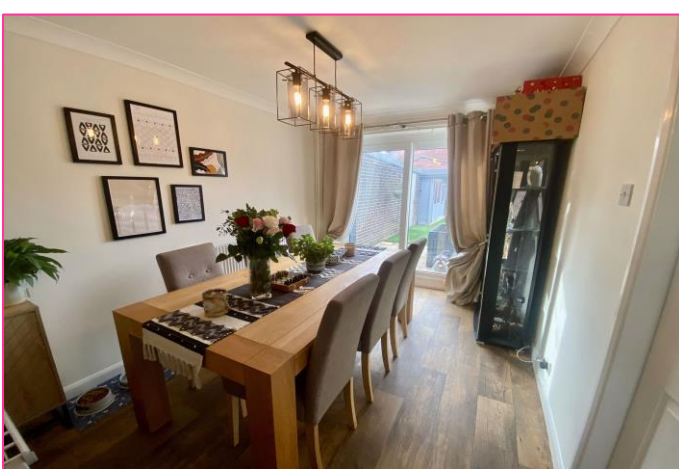
These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their 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





**7 Shannon Road Stubbington
Fareham PO14 3RL**

£369,000

An immaculate three bedroom family home situated in a popular spot of Stubbington overlooking greenery and within both walking distance to Hill Head beach and Stubbington Village. This property briefly comprises lounge/diner, re-fitted modern kitchen, three bedrooms, re-fitted family bathroom. With the outside offering a low maintenance rear garden, summer house with power, driveway leading to a garage which is currently used as a bar. We are sure to attract a lot of interest so call Chambers today to get a viewing booked to avoid disappointment. 01329 665700.

Front Door

Skimmed ceiling, PVCu double glazed window to front elevation with shutters, radiator.

Hall

Skimmed ceiling, radiator, door to:

Bedroom 3 9' 5" x 7' 4" (2.87m x 2.24m)

Skimmed ceiling, PVCu double glazed window to front elevation with shutters, radiator.

Lounge/Diner 25' 3" x 12' 4" (7.7m x 3.76m)

Skimmed ceiling, two PVCu double glazed window to front elevation with shutters, access to cupboard under stairs, television point, telephone point, door to:

Outside

Driveway

Offering off road parking leading to:

Kitchen 12' 7" x 7' 2" (3.84m x 2.18m)

Skimmed ceiling with spot lights, modern re-fitted range of wall and base units with work surface over, inset sink, gas hob with extractor fan over, eye level microwave, Neff oven, under-counter integrated fridge/freezer, washing machine, PVCu double glazed window and door open to rear garden.

Garage 15' 9" x 7' 4" (4.81m x 2.23m)

Up and over door, (stud wall currently used behind to create a bar area), power and light with side door giving access to rear garden.

First Floor Landing

Rear Garden

An enclosed low maintenance rear garden mainly laid to AstroTurf with further area laid to patio with surrounding areas with shrub borders and shingle side gate, space for shed. Access to:

Bedroom 1 12' 1" x 8' 5" (3.68m x 2.57m)

Skimmed ceiling, fitted wardrobes, PVCu double glazed window to side and rear elevation with shutters, radiator.

Summer House 12' 7" x 9' 0" (3.83m x 2.74m)

With power and light.

Bedroom 2 11' 2" x 9' 8" (3.4m x 2.95m)



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY
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www.chambersestateagency.com