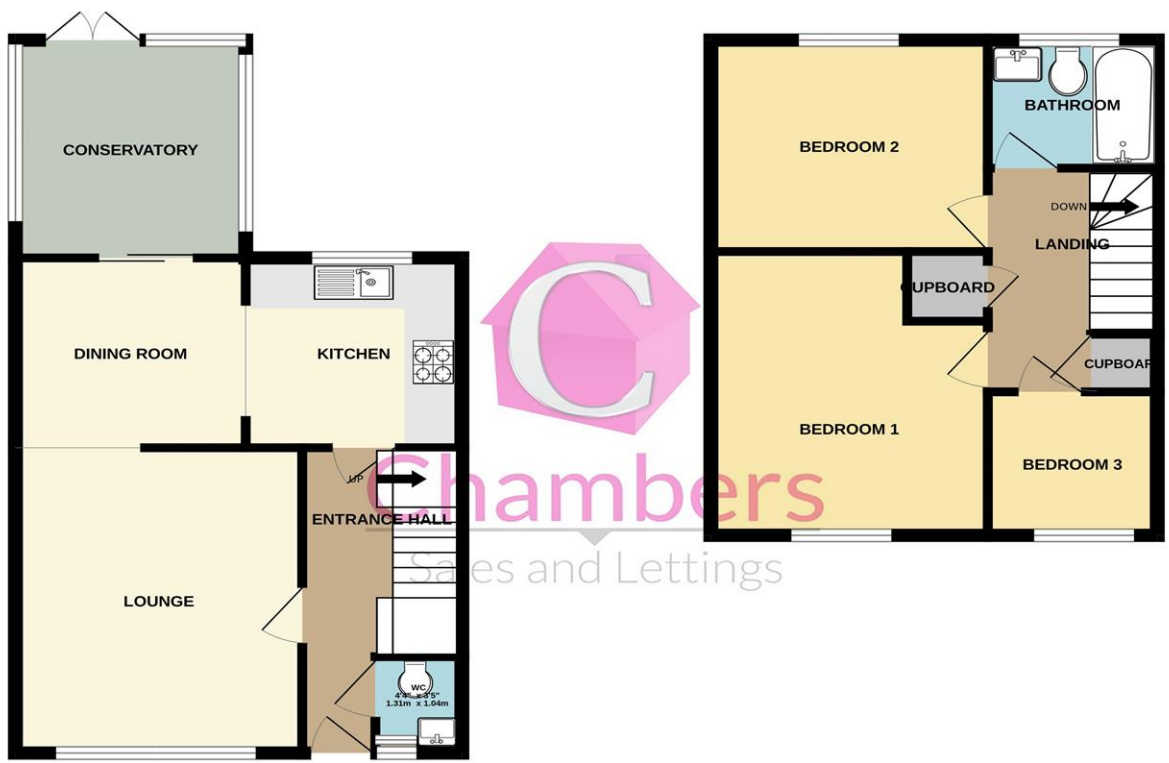




GROUND FLOOR

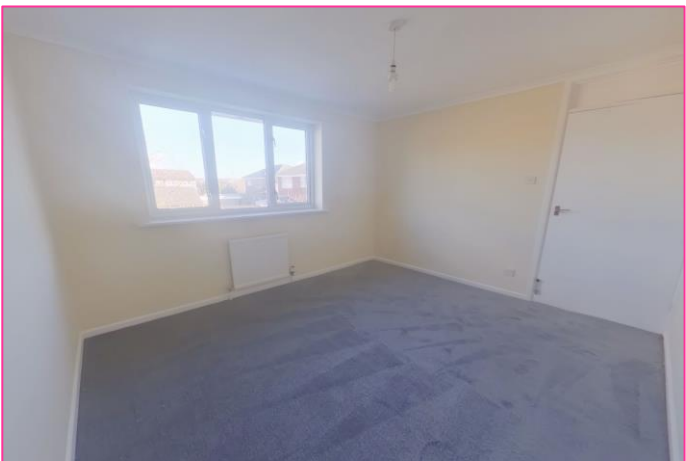
1ST FLOOR



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.

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







## 36 Victory Road Stubbington Fareham PO14 2SG

£329,950

A three bedroom family home situated in popular location close to local schools. The property comprises entrance hall, re-fitted cloakroom, lounge, dining room, kitchen, conservatory, three bedrooms and a family bathroom. The outside benefits front lawn with driveway leading to a garage with electric door and personal door into enclosed rear garden. This property is NO FORWARD CHAIN and has just been freshly redecorated throughout with new carpets to stairs/landing and all bedrooms with a re-fitted cloakroom so contact Chambers today to avoid disappointment. 01329 665700.

### Front Door

Into

### Entrance Hall

Textured ceiling, telephone point, radiator, under stairs storage. Doors to:

### Cloakroom

Textured ceiling, brand new WC, brand new wash basin, extractor fan, window to front elevation. NEW FLOORING TO BE FITTED.

### Lounge 14' 6" x 11' 7" (4.43m x 3.53m)

Textured ceiling, PVCu double glazed bay window, radiator, television point, telephone point. Open to:

### Dining Room 9' 2" x 9' 0" (2.79m x 2.75m)

Textured ceiling, radiator, sliding patio door to rear, open to:

### Kitchen 8' 6" x 8' 1" (2.60m x 2.47m)

Textured ceiling, PVCu double glazed window to rear elevation, a range of wall and base/drawer units with work surface over, inset sink, space for fridge/freezer, oven, plumbing for washing machine, access to boiler.

### Conservatory 10' 0" x 9' 2" (3.05m x 2.80m)

Constructed from brick under a poly-carbonate roof with PVCu double glazed elevations, radiator, french doors open to rear garden.

### First Floor Landing

Textured ceiling, PVCu double glazed window to side elevation, access to airing cupboard, storage cupboard, Doors to:

### Bedroom 1 13' 1" x 10' 11" (3.99m x 3.33m)

Textured ceiling, PVCu double glazed window to front elevation, radiator.

### Bedroom 2 11' 1" x 9' 8" (3.38m x 2.95m)

Textured ceiling, PVCu double glazed window to rear elevation, radiator.

### Bedroom 3 6' 6" x 6' 5" (1.98m x 1.95m)

Textured ceiling, PVCu double glazed window to front elevation, radiator.

### Bathroom 6' 5" x 6' 4" (1.95m x 1.94m)

Textured ceiling with spot lights, PVCu double glazed window to rear elevation, suite comprising panel bath with shower over, vanity wash basin, WC, fully tiled, heated towel rail.

### Outside

### Front Garden

Mainly laid to lawn which could be used for further parking.

### Driveway

Paved/shingled driveway leading to:

### Garage 16' 1" x 7' 10" (4.90m x 2.38m)

Electric roller door, power and light, window and door into rear garden.



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