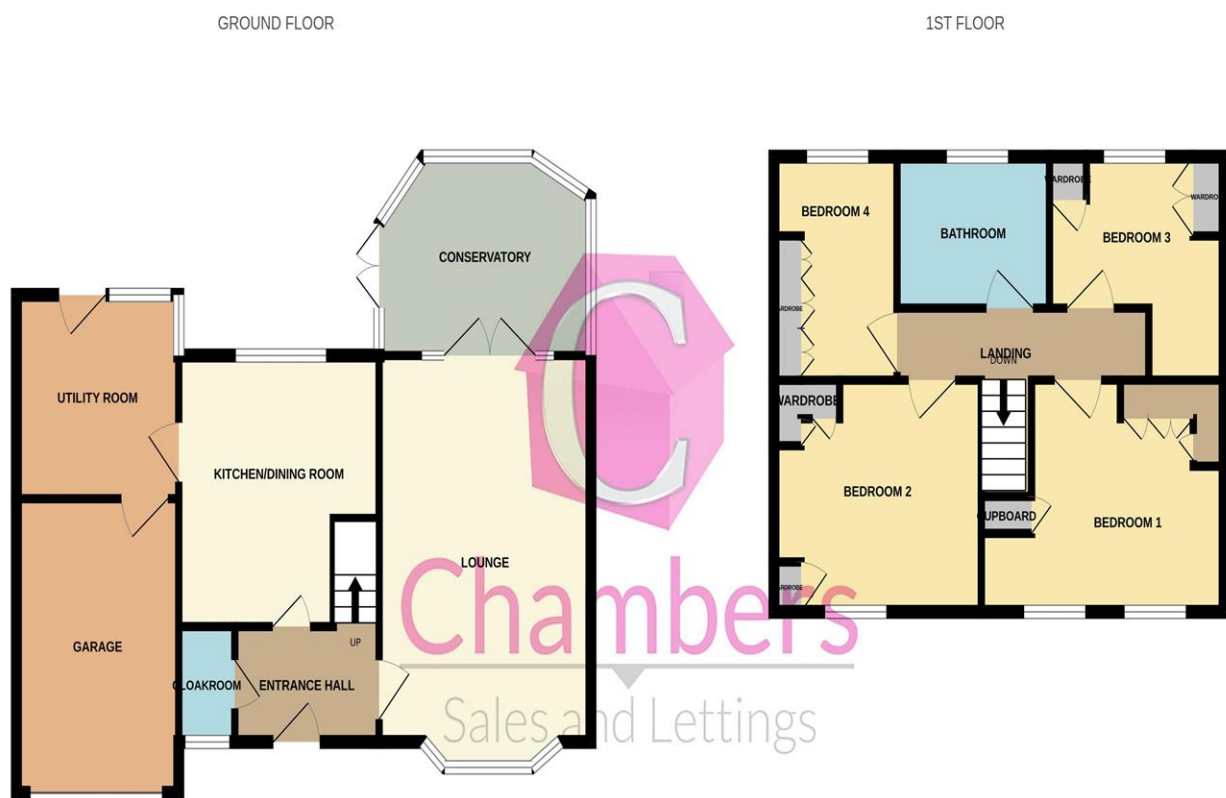




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SALES & LETTINGS



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





9 Faroes Close Stubbington Fareham PO14 3RJ

£495,000

360 VIRTUAL TOUR AVAILABLE UPON REQUEST! An opportunity to acquire a four bedroom property situated in a rarely available Cul-De-Sac just minutes to the village, a short walk to the beach and convenient for those all important school catchments. The property is situated on a corner plot and offers potential to further extend and currently provides four bedrooms, family bathroom, lounge, conservatory, downstairs cloakroom, utility room and well proportioned kitchen/dining room. Outside there is driveway parking leading to the oversized attached garage and a private fully enclosed rear garden. Properties in this position are rarely available and therefore an early viewing is highly advised!

Front Door

Into:

Entrance Hallway

Skimmed coved ceiling, radiator. Doors to:

Lounge 20' 4" x 11' 2" (6.194m x 3.398m)

Skimmed coved ceiling, bow window to front elevation, French style doors to conservatory, television aerial point, radiator.

Conservatory 11' 1" x 11' 0" (3.376m x 3.347m)

Constructed from brick and PVCu double glazed elevations under a glass roof, French style doors to rear garden, tiled flooring, radiator.

Downstairs Cloakroom

Textured ceiling, window to front elevation, W.C, wash hand basin, radiator.

Kitchen/Dining Room 14' 11" x 12' 5" (4.537m x 3.782m)

Textured coved ceiling, window to rear elevation, door to utility, fitted range of wall and base units with work surface over incorporating upstands, inset 1 1/2 bowl sink with mixer taps, built in double Stoves oven, Bosch larder fridge, dishwasher and hob with canopy hood over, access to larder cupboard, boiler concealed in cupboard, space for dining table and chairs, radiator.

Utility Room 18' 5" x 8' 3" (5.623m x 2.514m)

Skimmed ceiling, door and window to rear elevation, personal door to garage, fitted base units with work surface over and 1 1/2 bowl sink with mixer tap, further larder style cupboards, radiator.

First Floor Landing

Skimmed ceiling, access to roof void. Doors to:

Bedroom 1 11' 9" x 11' 4" (3.592m x 3.451m)

Textured ceiling, 2 x windows to front elevation, fitted furniture comprising wardrobes and bed side cabinets either side of bed space, vanity table in alcove, radiator.

Bedroom 2 11' 10" x 9' 1" (3.598m x 2.760m)

Textured ceiling, window to front elevation, fitted wardrobes, bedside cabinets and box cupboards over bed space, radiator.

Bedroom 3 10' 1" x 8' 5" (3.077m x 2.561m)

Textured ceiling, window to rear elevation, fitted wardrobes, box cupboards over bed space, 2 x chest of drawers, radiator.

Bedroom 4 8' 5" x 6' 0" (2.568m x 1.834m)

Textured coved ceiling, window to rear elevation, fitted wardrobes, fitted desk, radiator.

Family Bathroom 7' 4" x 5' 7" (2.233m x 1.701m)

Textured coved ceiling, window to rear elevation, suite comprising panel bath with independent shower over, wash hand basin with vanity storage, W.C with concealed cistern, fully tiled walls, radiator.

Outside

Front Garden

A pleasant front garden laid to lawn with mature borders and planting.

Attached Garage 18' 5" x 8' 3" (5.623m x 2.514m)

Up and over door, power and light, personal door to utility room.

Driveway

Offering off road parking for. Leading to:

Rear Garden

A fully enclosed rear garden with private aspect, mainly laid to lawn with mature flower borders and hedgerow, further area laid to patio, outside tap and lighting, side pedestrian gateway.



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