



chambersestateagency.com

**Chambers**  
SALES & LETTINGS

GROUND FLOOR



1ST FLOOR



**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

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 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.







## 9 Fitzwilliam Avenue Stubbington Fareham PO14 3SD

£310,000

360 virtual tour! A well-presented three bedroom family home situated in a popular spot within walking distance to Hill Head beach and good local schools. This property briefly comprises entrance hall, lounge, dining room, kitchen, sun room, three bedrooms and family bathroom. With the outside offering a low maintenance rear garden with gate leading to a garage and parking. The present owners have also had planning permission approved to create a beautiful open-planned kitchen/diner and cloakroom downstairs. 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

Into:

### Entrance Hall

Textured ceiling, radiator, fuse box, stairs to first floor.  
Door to:

### Lounge 14' 7" x 11' 6" (4.44m x 3.50m)

Skimmed ceiling, PVCu double glazed window to front elevation, access to under stairs cupboard, television point, radiator, open to:

### Dining Room 11' 4" x 7' 6" (3.45m x 2.28m)

Skimmed ceiling, PVCu double glazed window to rear elevation, radiator. open to:

### Kitchen 11' 4" x 6' 11" (3.45m x 2.11m)

Skimmed ceiling, PVCu window to rear elevation, re-fitted range of wall and base/drawer units with work surface over, inset stainless steel sink with mixer taps, space for oven with hood over, space for under counter fridge and freezer, plumbing for washing machine, tiled flooring, heated towel rail, door open to:

### Sun Room 12' 0" x 7' 9" (3.65m x 2.36m)

Constructed under a poly-carbonate roof with PVCu double glazed elevations and sliding patio doors open to rear garden, radiator.

### First Floor Landing

Textured ceiling, access to loft void, access to airing cupboard, doors to:

### Bedroom 1 13' 9" plus wardrobe x 8' 2" (4.19m x 2.49m)

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

### Bedroom 2 10' 7" x 8' 4" (3.22m x 2.54m)

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

### Bedroom 3 8' 8" x 6' 7" (2.64m x 2.01m)

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

### Family Bathroom 6' 4" x 6' 1" (1.93m x 1.85m)

Skimmed ceiling, PVCu double glazed window to rear elevation, suite comprising panel bath with shower over, vanity wash basin, WC, full tiled, extractor fan, heated

towel rail.

### Outside

#### Front Garden

A low maintenance frontage mainly laid to shingle with path leading to front door.

#### Rear Garden

A fully enclosed private rear garden mainly laid to lawn with further area laid to patio and a raised decking corner, rear gate open to:

#### Garage

A garage with up and over door in a near by block with parking.



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY  
Phone: 01329 665700, Email: [stubbington@chambersagency.co.uk](mailto:stubbington@chambersagency.co.uk)

[www.chambersestateagency.com](http://www.chambersestateagency.com)